

815 Green Street Alexandria, Virginia 22314

Delight in this spacious and wide town house on a tree-lined street in Old Town Alexandria.

The deluxe, renovated kitchen is large enough for a table or island. Alexandria Kitchen & Bath's stunning design includes custom natural cherry wood cabinets, stainless steel SubZero, Thermador oven and cooktop, Bosch dishwasher, absolute black granite countertops and ceramic tile floor and matching backsplash. The kitchen can be closed off by doors or open to a separate dining room ... ideal for entertaining, as it has French doors leading to the back yard.

The fenced back yard is private and charming with a water feature and plantings. You may enter this home through the back gate if you choose to park in the public parking lot behind the house.

Dining room drapes match the custom cushion on the window bench in the sunny living room bay window. Bask in the afternoon sun and enjoy the wood-burning fireplace in the evenings.

Hardwood floors grace both main and upper levels. Upstairs offers two large master suites, converted from three bedrooms. The larger suite boasts a wall of closets with custom built-in cabinetry drawers.

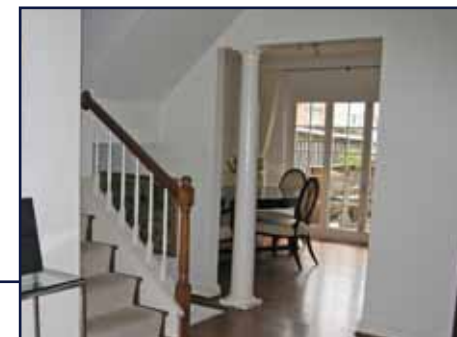
The finished lower level has access to the back yard. The half bath can easily be converted to a full bath by adding a shower and stacking a full size washer and dryer.

Don't miss the powder room on the main level, so rare in Old Town. The

attic is huge with a high ceiling and could become finished space for another level or used for storage by adding drop-down stairs.

Conveniently located to walk to all your favorites ... Faccia Luna, Southside Bar & Restaurant, Perk Up coffee shop, Balducci's, Williams~Sonoma, Ace Hardware, as well as dry cleaners, banks, bike path, river and all that Old Town has to offer.

Price:	\$695,000
Subdivision:	Hunting Creek
HOA Fee:	NO HOA FEE
Year Built:	1940
Type:	Townhouse
Style:	Colonial
Construction:	Brick
Basement:	Partial, Finished
Water/Sewer:	Public
Heat:	Natural Gas
CAC (Type):	Electric
Hot Water:	Natural Gas
Fireplace:	LR, Wood Burning
Parking:	Street or Public Lot in Back
Taxes:	\$4,627 (2008)
Elementary:	Lyles-Crouch
Middle School:	George Washington
High School:	T. C. Williams
Total Bedrooms	2
Total Full Baths	2
Total Half Baths	2
Living Room (MN)	15' x 12'
Dining Room (MN)	11' x 10'
Kitchen (MN)	11' x 9'
Family Room (L1)	15' x 10'
Master BR (U1)	18' x 11'
Bedroom 2 (U1)	13' x 10'



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Kitchen: Totally remodeled by Alexandria Kitchen & Bath

- Natural cherry custom cabinets with under-cabinet lighting
- Absolute black granite countertops
- Sub-zero refrigerator with ice maker
- Thermadore gas cooktop and oven
- Stainless steel sink and faucet with hose/spray
- Stone tile (beige) floor and matching backsplash
- Eat-in kitchen - Space for table or island
- Built-in microwave
- Garbage disposal
- Restoration Hardware brushed nickel ceiling chandelier

Backyard Two-tier deck:

- Professionally landscaped by Meadow Farm
- Granite ball water feature

Separate Dining Room:

- French door to upper tier of deck
- Custom drapes on brushed nickel hardware
- Hardwood floors

Living Room:

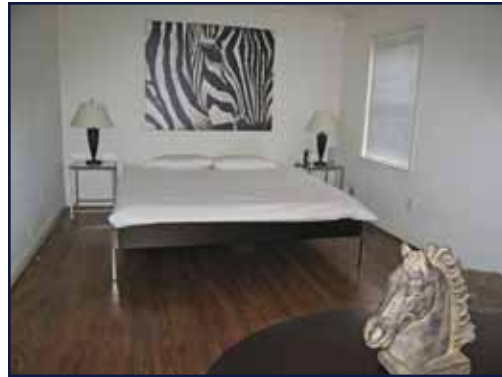
- Bay window with custom window bench cushion to match dining room drapes
- Wood burning fireplace with marble surround
- Hardwood floors

Two Master Bedroom Suites:

- 3 bedrooms converted into two master bedroom suites.
- One bathroom – new Restoration Hardware pedestal sink and faucet

Finished basement/media room:

- Walk-out basement - Stairs to backyard
- Surround sound wiring
- Washer/Dryer located in half bath



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All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.



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Old Town
HUNTING CREEK
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Offered at \$695,000

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