

Additional Features & Amenities

Laundry Room – Tromm Ultra-Capacity Quiet Operation front-loading washer/dryer combination unit (2007). Utility sink. Two ceiling lights. Concrete floors.

Parking – Easy street parking.

Renovations – Brand new kitchen (2011), Convection Microwave and Dishwasher (2011), Interior painted (2010), New storm entry door (2010), Lower level renovation (2009), New roof (2007), KitchenAid range (2007), Washer/dryer combo unit (2007), Refrigerator (2004).

Roof – New thermoplastic polyolefin (TPO) roofing membrane heat reflective, energy efficient, resistant to ultraviolet, sun and ozone exposure.

Taxes - \$4,067/year (2012)

Utilities –Electric central A/C & gas furnace – Brand new (2012) external Carrier compressor. Internal evaporator coil replaced (2012), internal blower motor replaced (2010), igniter replaced (2011). Ducts cleaned (2010). AO Smith hot water heater. Public water and sewer.

Year Built – 1941

NEIGHBORHOOD

Location – Rated “Very Walkable” on walkscore.com!

In the heart of south Old Town. Just one block to every convenience - Balducci's, hardware, dry cleaners, a day spa, restaurants, a cafe and more. Within six blocks to King Street, Safeway, the waterfront, several parks, the Mt. Vernon bike trail and more. Within about a mile or less to Whole Foods, the King Street METRO, the Torpedo Factory and most all of Old Town's restaurants, bars and shopping.

WITHIN ONE BLOCK TO ONE MILE:

- Bars – Southside 815, Society Fair, Eamonns, Grape + Bean, Murphy's Grand Irish Pub, Warehouse Bar & Grill, O'Connell's, Bugsy's, Union Street Public House and many more!
 - Coffee – Perk Up, Mishas, Starbucks, Fontaine Caffé, Le Pain Quotidien, Bread and Chocolate, Grape + Bean
 - Fitness – Pure Prana, Georgie's Pilates, Snap Fitness, Radiance Yoga, Fitness Together, Dahn Yoga, Mt. Vernon bike trail, Old Town Sport and Health (1.2 miles)
 - Grocery/Drug & Hardware Stores/Library - Balducci's, Safeway, Firehook Bakery, Whole Foods, Trader Joe's, Grape + Bean, La Fromagerie, ACE Old Town Hardware, CVS, 7-11, Alexandria Library
 - Restaurants – Asian Bistro, Austin Grill, B6R, Balducci's, Bistrot Lafayette, Brabo, BumbleFish, Chicken Out, Eamonns, Ernie's Crab House, Faccia Luna, Fish Market, Gadsby's Tavern, Geranio, Hard Times Café, Il Porto, La Refuge, La Tasca, Las Tapas, Mai Thai, Pop's Ice Cream, Restaurant Eve, Society Fair, Southside 815, The Wharf, Trattoria Da Franco, Union Street, Vermillion and many more!
- TRANSPORTATION:**
- One mile walk to the King Street metro
 - Bus stop 1/2 a block away to the Braddock Rd. metro
 - One straight bus ride to the Pentagon
 - Just seconds off the GW Parkway and 495
 - Ten minute drive to 395, National Airport
 - Fifteen minute drive to DC
 - Twenty minute drive down the beautiful parkway to Ft. Belvoir



King St Metro



Southside Restaurant just a block away



Society Fair wine bar, restaurant and shop



Balducci's a block away



**731 SOUTH COLUMBUS STREET
ALEXANDRIA, VA 22314**

South Old Town Perfection!

There is no better place to come home to than this perfect townhouse – updated with all of the modern conveniences and just waiting for you.

In 2011, the kitchen was completely opened up and renovated with gorgeous new cabinets, Silestone counters, ceramic tile flooring, all new lighting and stainless steel appliances. The bar area and table space make entertaining easy, but if the weather's nice, just go out to the large brick patio and grill something tasty!

An open floor plan spans 3 full levels, with blonde hardwoods throughout the first and upper floors. Upstairs, the two bedrooms and full bath all get great light. Downstairs, the recreation room is great for extra space and fun, and the extra-large utility room gives you storage space galore! Want to garden? The deep set front yard has already given you a head start with its perennial rose garden, and there is room for planters and pots in the back yard.

This house is now more energy efficient than ever – it has been updated with double-paned argon-filled low maintenance windows, and a high efficiency roof was recently installed. Additionally, the central a/c equipment is almost unused as it was updated so recently!

And the neighborhood is a huge feature – you are just steps away from all of life's conveniences - just one block to Balducci's, various restaurants, Perk Up! cafe, ACE Hardware, a dry cleaners, a day spa, Williams-Sonoma and more. If that's not enough, you're within a six block walk to hopping King Street, the riverfront, several parks, the beautiful bike trail along the river, Safeway and even more restaurants, shopping and bars. You'll never be wanting for things to do and places to go! Even Whole Foods and the King Street metro are just a mile away.

What more could you want? Come, enjoy and rest easy...you're home!



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Information deemed reliable, but not guaranteed.

HOMES
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Front Yard
Exterior Front – Anderson storm door w/ interchangeable glass/screen (2010). Front door with mail slot. Overhang above door. Brick exterior. Decorative shutters. Brick steps to main level. Very large deep-set yard (32’ deep). Perennial rose garden and other landscaping. Completely enclosed with iron fence and gate. Sidewalks.



Back Yard
Backyard – Brick patio off of kitchen (20’ deep). Six foot tall wooden fence with access to alley via gate door. Great entertaining and grilling space!



Master Bedroom
Beautiful, bright master bedroom. Newer ceiling fan with light on a dimmer. Large double-width, double-paned argon-gas filled sliding window – east-facing with screens and blinds. Two closets. Nook for dresser. Hardwood floors.



Second Bedroom
Large double-width, double-paned argon-gas filled sliding window, west-facing with screens and blinds. Updated flush mount light fixture. Closet. Hardwood floors.



Dining Room & Kitchen
Dining Room – Chair molding. Open to kitchen. Murray Feiss lighting. Large double-width, double-paned argon-gas filled sliding window, west-facing. Wood blinds. Hardwood floors. Kitchen – Totally opened and updated (2011). Custom Homecrest cabinets. Silestone countertops w/ built-in spice shelf. Stainless steel KitchenAid over the range convection microwave, GE Profile dishwasher, KitchenAid gas range. Maytag Performa bottom freezer refrigerator. Stainless steel sink, Kohler faucet, cabinet pulls. Insinkerator garbage disposal. Murray Feiss lighting over peninsula. Tile floor with stain resistant dark brown grout. Door to back yard with top panel glass. Screen door. Working transom with screen above door. Interior steps to lower level.



Foyer & Living Room
Small entry foyer with ceiling light and coat closet. Large double-width, double-paned argon-gas filled sliding window, east-facing. Hardwood floors.



Bath & Linen
Full Bath – White porcelain sink and bathtub. Porcelain soap, tooth brush and paper holder. White ceramic tiled shower and wall areas. Mirrored medicine cabinet. Updated two light sconce with dimmer. Double paned window in shower area with privacy covering. Robe hook. Two towel racks. Wicker storage unit above toilet. White ceramic tile floor.

Hallway/Storage – Beautiful Tiffany-style ceiling light fixture. Linen closet. Hardwood floors.



Recreation Room
Recreation Room – Large bonus room with high ceilings. Five recessed lights on dimmers. Exposed painted ceiling. East window with security bars. Under stair storage area. Carpeted floor.

Utility Room/Storage – More storage than you’ll ever need! Space for second full bath!