



212 South Royal Street Alexandria, Virginia

South Royal Street throughout the centuries has been home to many merchants including carpenters, fish mongers, barbers, dressmakers, tailors, gunsmiths, cobblers, lawyers and insurance men but the 200 block has consistently been filled with families and professional couples promoting pride in Alexandria's historic heritage. 212 South Royal, built in the late nineteenth century, has undergone numerous changes that have only improved a special period house.

***Offered by
Babs Beckwith and McEneaney Associates, Inc.***



212 South Royal Street - Alexandria, Virginia 22314



Wonderful Jack Arch windows adorned with shutters, deep bracketed eaves with dentil moulding and an entrance hood supported by large brackets with fanciful scrolls presents a pleasing façade of gentility and sophistication. An entry vestibule reveals a fixed transom above the front door bringing western light into a hall that embraces the living room and front stairs as well as reaches for the rear of the house. Tall ceilings, extensive woodwork and wood floors reflect the grandeur of the period while a fireplace and handsome mantel lends cosmopolitan air to the gracious room. Large windows peer out to Royal Street and a glass door offers access to an interior courtyard, offering even greater light to this welcoming room. Beyond is a dining room with large windows facing the interior courtyard and a fireplace flanked by handsome closets and cupboards in which one houses a metropolitan glass dry bar with organized drawers beneath. Abutting the dining room and kitchen is a stunning family room addition with a free-standing staircase spiraling up to the master bedroom. A two-story

glass wall reveals a charming two-leveled brick patio with birdbath, crepe myrtles, camellia, ferns, azaleas, lirioppe, Acuba, nandina and perennials. The family room with cherry floors includes a wood-burning fireplace with slate surround and an opening to the kitchen allowing the chef to be integrated in conversations taking place there. Woodmode cabinets and granite counters encase the state-of-the-art appliances and glass doors at either end offer access to the outdoors.

The second floor of this residence includes three bedrooms, his and her baths as well as a hall bath and a cozy library which could be the fourth bedroom. The two bedrooms within the original structure present comfortable environs and share in the use of the hall bath with shower. The library extends to the master bedroom and includes a wall of bookshelves with cupboards below. Extra closets have been added to this room allowing it to join the bedroom beyond creating a full master suite should one desire it. The master bedroom offers remarkable privacy and serenity with its wonderful view of the serene garden and its secluded location. Extensive organized closets including generous shelving and hanging space and two skylit, luxurious baths with Jacuzzi and separate glass shower provide the ultimate in facilities, increasing the splendor of these master bedroom quarters.

Completing this dignified home is a lower level room where the utilities and laundry are found. Generous, dry storage adds to this bonus room where exercise equipment is easily accommodated. Additional improvements of the home include new CAC (2006), new boiler (2006), new half roof (2007), new skylights (2007) and a sump pump (2007). All chandeliers, sconces and light fixtures convey as well as the flat screen television in the family room. An alarm system also contributes to the conveniences of this remarkably welcoming home that reflects a nod to the genteel times of earlier days and one to the modern delights of today.

Infinitely delightful and welcoming...

Property and Area Information

General Information

Price:	\$1,497,000
Year Built:	1800
Type:	End Townhouse
Style:	Traditional
Construction:	Brick
Basement:	Unfinished
Water:	Public
Sewer:	Public
Heat:	Gas
CAC (Type):	Electric
Hot Water:	Gas
Fireplace:	3 (LR is Gas)
Parking:	Street
Taxes:	\$12,724 (2009)
Elementary:	Lyles-Crouch
Middle School:	George Washington
High School:	T. C. Williams

Rooms & Dimensions

Total Bedrooms	3/4
Total Full Baths	3
Total Half Baths	0
Living Room (LL)	22' x 15'
Dining Room (MN)	16' x 12'
Kitchen (MN)	23' x 10'
Family Room (MN)	23' x 13'
Master BR (U1)	14' x 13'
Bedroom (U1)	12' x 9'
Bedroom (U1)	12' x 9'
Library/ 4 th BR (U1)	16' x 13'

The following items convey:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Cooktop | <input checked="" type="checkbox"/> Window Treatments |
| <input checked="" type="checkbox"/> Wall Oven | <input checked="" type="checkbox"/> Ceiling Fans (2) |
| <input checked="" type="checkbox"/> Refrigerator | <input checked="" type="checkbox"/> Washer |
| <input checked="" type="checkbox"/> w/icemaker | <input checked="" type="checkbox"/> Dryer |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Exhaust Fan |
| <input checked="" type="checkbox"/> Built-in Microwave | <input checked="" type="checkbox"/> Alarm System |
| <input checked="" type="checkbox"/> Disposal | <input checked="" type="checkbox"/> Fireplace Screen/Doors |
| | <input checked="" type="checkbox"/> Sump Pump |





109 South Pitt Street
Alexandria, Virginia 22314
www.mceneaney.com



Babs Beckwith

*Specializing in
Old Town Residences*

703-549-9292 x203 office

703-836-1297

Babsbeckwith@aol.com



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