



SUE GOODHART

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**109 South Pitt Street
Alexandria, Virginia 22314**

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**1300 Pegram Street
Alexandria, Virginia 22304**

This expansive, contemporary home is nestled on a wooded half-acre lot just minutes to all of the area's major commute routes. With its abundance of windows, freshly painted walls and beautiful hardwood floors, the home provides the perfect combination of comfort and elegance. The sparkling, updated kitchen graciously opens to a separate dining room and is accented by granite countertops and new stainless steel appliances. The home also features a large backyard, several balconies, an indoor patio with wood stove, a large basement with a built-in bar area and an au pair suite with a separate entrance. The private suite includes two separate bedrooms, a loft, and a private kitchen.

Offered at \$859,900

Specializing in the marketing of fine residential properties.

1300 Pegram Street
Alexandria, Virginia 22304

Price: \$859,900
 Subdivision: Overlook
 Year Built: 1974
 Type: Detached
 Style: Contemporary
 Construction: Brick & Wood
 Basement: Yes
 Water/Sewer: Public
 Heat: Electric - FA
 CAC (Type): Electric
 Hot Water: Electric
 Parking: Driveway & Garage
 Taxes: \$8,180
 Elementary: Polk
 Middle School: Hammond
 High School: T.C. Williams
 Total Bedrooms: 5
 Total Full Baths: 3
 Total Half Baths: 1
 Living Room (MN): 20' x 17'
 Living Room (MN): 13' x 11'
 Kitchen (MN): 14' x 11'
 Family Room (MN): 22' x 14'
 Den (MN): 10' x 8'
 Foyer (MN): 12' x 11'
 Patio-Inside (MN): 24' x 23'
 Kitchen 2 (MN): 24' x 11'
 Loft (MN): 14' x 8'
 Au Pair B1 (MN): 15' x 14'
 Au Pari B2 (MN): 14' x 10'
 Master BR (U1): 14' x 13'
 Bedroom 2 (U1): 12' x 11'
 Bedroom 3 (U1): 13' x 11'
 Bedroom 4 (U1): 11' x 10'
 Basement (L1): 16' x 15'



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