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*Specializing in the marketing
of fine residential properties.*



423 North Columbus Street
Alexandria, Virginia 22314

Offered at \$1,039,000

423 North Columbus Street - Alexandria, Virginia 22314



The current owners of 423 North Columbus Street have overseen several stages of renovations during the past 30 years; changing it from a rooming house to the attractive residence you see today.

As near as can be determined, 423 North Columbus Street was constructed, along with the mirror image house next door, around 1890. There have been 4 phases of renovations and expansions of 423 North Columbus Street over the 30 year time period, all carried out by the current owners.

The original Victorian floor plan was modified to create a more livable space. Interior walls were removed and the original three rooms on the first and second floors were converted into two much larger rooms (the current living and dining rooms) with bathrooms on each floor and wet

bar in the living room. An entrance vestibule was added with period beveled glass French doors from an estate in Philadelphia. The stained glass window at the top of the stairs on the second landing is a custom design by a Virginia artist. The oil burning furnace was replaced by a gas furnace, but the original hot water radiators were retained. Original southern pine floors were replaced with Bruce hardwood flooring.

The original southern pine floors were retained on the upper landing, the front bedroom and the hallway on the second floor. The front bedroom was expanded with the removal of a wall between it and a small room at the head of the landing. A closet was added and the bathroom was re-located to the center of the house, adding a laundry area and cedar lined closet. The ceiling in the middle bedroom was removed to follow the natural line of the roof, thereby raising the ceiling several feet.

While the original floor plan was modified to allow for larger rooms and a better flow, every effort was made to restore the original feel of the house with custom made moldings, period fixtures and transom lights. The transom light over the front door is of antique leaded glass. The chandelier in the entry way is a period antique gas fixture converted to electric and the leaded glass transom is also an antique. The front door is solid mahogany. The iron work on the exterior is the original custom work of a Maryland artist.

All window and door moldings are custom made to match the original moldings which were too damaged to salvage. Oversized baseboard moldings were used to replicate the original.

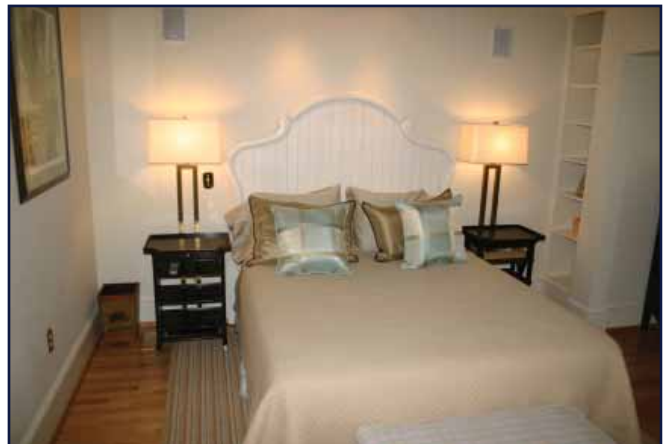
The mantel in the living rooms is French Oak from the early 1900s. The mirror, also of French Oak, dates from the late 1800s. All radiators are original to the house. Sconces in the living and dining rooms are period gas fixtures from the late 1800s, converted to electric. Custom picture molding and chair rail were added to the dining room along with a custom made stained glass transom light. The Victorian double hung two over two windows were retained, with much of the original glass intact.

In the second phase, a two story 1100 square foot addition was constructed comprising the current kitchen, family room, second stairway, upstairs master bedroom and bath and open air porches on both levels. A second heating system and central air conditioning were included for the back portion of the house. The side and rear gardens were also renovated at this time.

In 2006, the current owners as part of the third phase, gutted and renovated the entire master suite including a new bath with tile, shower fixtures, granite counter tops, extensive custom closets, and a skylight. The second floor porch was enclosed, creating a room – which is presently used as an office. The first floor porch was screened-in to extend the living space in warm weather. The exterior of the addition is clad with James Hardy siding; all trim is of PVC. In addition, air conditioning was installed in the front section of the house, and the rooftop A/C unit for the rear portion of the house was replaced. Both are Carrier units, new in July 2006.

Finally in the most recent renovations in January 2009, the powder room on the first floor was remodeled with all new fixtures installed. Floors in living/dining/kitchen/family room/front and back stairs were refinished and sealed with polyurethane. The kitchen was remodeled with Black Labrador granite countertops, new double stainless steel sink, faucet, cook top, dishwasher, disposal and updated cabinetry. In the guest bathroom on the second floor a new sink and faucet were installed with a Yellow Fantasy granite vanity top, along with new bath fixtures.

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Price: \$1,039,000
 Subdivision: Old Town
 Year Built: 1890
 Type: Townhome
 Style: Colonial
 Construction: Brick
 Basement: Yes
 Water: Public
 Sewer: Public
 Heat: Gas
 CAC (Type): Electric
 Hot Water: Electric
 Fireplace: 3
 Parking: Street (Permit Required)
 Taxes: \$7,414
 Elementary: Lyles-Crouch
 Middle School: George Washington
 High School: T. C. Williams
 Total Bedrooms: 3
 Total Full Baths: 2
 Total Half Baths: 1
 Living Room (MN): 21' x 13'
 Dining Room (MN): 16' x 12'
 Kitchen (MN): 15' x 12'
 Family Room (MN): 18' x 11'
 Porch (MN): 13' x 6'
 Master BR (U1): 16' x 12'
 Bedroom 2 (U1): 14' x 11'
 Master BR 2 (U1): 16' x 13'
 Office (U1): 12' x 7'



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