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Specializing in the marketing of fine residential properties.

733 South Pitt Street
Alexandria, Virginia 22314

Yates Gardens is prized for many things, primarily the kind of ambiance that can't be achieved in less than a few generations. Mature trees and gardens, a fabulous location within a few short blocks of grocery stores, restaurants and public transportation as well as the pleasures of a 250-year-old port city, all give it charm. But houses like 733 S. Pitt give it its substance. To say that they don't build them like this anymore is an understatement: solid masonry and slate roofing lend a permanence and sense of security hard to find in a changing world.

Offered at \$599,900

733 South Pitt Street
Alexandria, Virginia 22314

Price: \$599,900
Subdivision: Yates Gardens
Age: 68
Type: Townhouse
Style: Colonial
Construction: Brick
Basement: Fully Finished
Water: Public
Sewer: Public
Heat: Oil
CAC (Type): Central A/C
Fireplace: 1 Wood Burning
Hot Water: Electric
Parking: Off-Street
Taxes: \$4,742 (2009)
Elementary: Lyles-Crouch
Middle School: George Washington
High School: T.C. Williams
Total Bedrooms: 2
Total Full Baths: 2
Living Room (MN): 14' x 14'
Dining Room (MN): 8' x 8'
Kitchen (MN): 8' x 8'
Master BR (U1): 14' x 11'
Bedroom 2 (U1): 11' x 9'
Rec Room (L1): 13' x 11'



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

The handsome, simple Federal façade, with its shutters and under-eave dentate cornice, brick steps and low-maintenance landscaping, foretells little about the interior. Inside, good bones are simply embellished. A wood burning fireplace flanked by handsome built-in cabinetry at one side serves as the focal point of the room. Pegged random-width oak floors, recessed lighting with an over-mantel spotlight, and plantation shutters on the tall windows accommodate any décor. A coat closet with shelving stands beside the front door. The dining room, which overlooks the garden, is trimmed with chair rail. The existing chandelier and bookcases will not convey.

Swinging six-panel doors hang between the dining room and kitchen. This efficient space is well-utilized, with a pegboard panel and over-door shelving adding to the existing cabinet space. Appliances include a Frigidaire self-cleaning oven, Kenmore refrigerator and a GE Nautilus freestanding dishwasher. A ceiling fan keeps the cook comfortable, as will the view onto the garden from the sink.

The pretty oak stairway curves up to the bedroom level beneath a mica chandelier hanging over the landing. This level is served by a black-and-white tiled hall bath with scalloped pedestal sink and a large linen closet. The master bedroom, at the front of the house, features two closets with organizing systems. The second bedroom, currently used as an office, enjoys an overhead fan, plantation shutters and closet organizers as well. Both bedrooms have exposed hardwood floors.

Stairs from the kitchen lead to a delightful lower level, warmly finished with beaded paneling and cozy Berber carpeting. The family room is lined with concealed closets, some with cedar interiors, shelves and hanging storage, and crown molding. A full bath with cultured marble vanity and adjustable showerhead in the tiled shower suggest that this room could double as a guest room. The bath is accessed from a generous foyer that also gives onto a utility room and a laundry closet. Laundry facilities include a Whirlpool Heavy Duty large capacity washer and dryer, shelving, and some storage.

The utility room contains an Armstrong Air Ultra 80 oil furnace that is 3 years old and a 50-gallon electric A.O. Smith Conservationist energy-saving hot water heater, as well as additional storage.

An exceptionally pleasant and spacious garden at the back of the house is reached from the dining room via a handsome brick stoop. This deep garden lies between brick walls with a bit of picket fencing. A sizable flagstone terrace has ample room for table and chairs, with gardening space to spare. In addition to its own plantings, which include oak leaf hydrangea, holly, ivy, boxwood, cedars, vinca, liriopie and mature shrubs, it is overhung by tulip magnolias. The new back wall with gate provides access to the alley for trash service.

The curb space inside the median is deeded and allows for off-street parking for two cars.

