



SUSAN ANTHONY

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2935 KING STREET  
ALEXANDRIA, VA 22314

# 2935 KING STREET ALEXANDRIA, VIRGINIA 22314

Price:	\$939,900
Subdivision:	Braddock Heights
Age:	90
Type:	Detached
Style:	Farmhouse
Construction:	Frame
Basement:	Full - Partially Finished
Water/Sewer:	Public
Heat:	Gas Forced Air
CAC (Type):	Electric
Hot Water:	Gas
Fireplace:	1 Wood Burning
Parking:	2-Car Garage
Taxes:	\$7,118
Elementary:	MacArthur
Middle School:	George Washington
High School:	T. C. Williams
Total Bedrooms	4
Total Baths	3
Living Room (MN)	14' x 12'
Dining Room (MN)	14' x 11'
Kitchen (MN)	10' x 9'
Family Room (MN)	18' x 13'
Breakfast Room (MN)	21' x 9'
Foyer (MN)	11' x 8'
Master BR (U1)	21' x 13'
Dressing Room (UI)	12' x 7'
Bedroom 2 (U1)	13' x 9'
Bedroom 3 (U1)	11' x 9'
Bedroom 4 (MN)	11' x 9'
Rec Room (L1)	17' x 16'
Workshop (L1)	19' x 11'
Laundry (L1)	26' x 9'



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This 1920s Sears home reflects an easy elegance rare at twice the price, and impossible to find in new construction. Light-filled and airy but solid as a rock, 2935 King Street combines traditional charm with every modern convenience.

When the present owner purchased the home in 2001, it was restored and many systems were upgraded. Since then, countless improvements have been made to its beauty and functionality. Quality plantation shutters were installed in all 30 above-grade windows. Rich crown moulding was installed on the main and upper levels. All of the above-grade hardwood flooring was exposed, much was replaced on the main level and all on the upper level. They glow warmly in the abundant natural light. The extensive recessed lighting added to the living areas will enhance all decorating styles. The continuity of trim, flooring and lighting from room to room give this house a finished look almost old-world in its richness.

The owner also installed a wet bar between the kitchen and the family room with granite counter and wood cabinets above and below. This matches the Luna Pearl granite countertop in the kitchen. In 2009, the Maytag refrigerator with icemaker and the Kenmore UltraWash QuietGuard Deluxe dishwasher were installed to match the brushed stainless Frigidaire Gallery range and separate Panasonic Prestige microwave. A Spanish tile backsplash and under-counter halogen lights make for a bright workspace. The glass door to the dining room keeps kitchen noises and dinner parties separate. The kitchen counter also functions as a bar with stools, although a generous breakfast room offers space to read the newspaper out of the cook's way. Outside the back door, a 14x8 porch with a ceiling fan offers table space for warm-weather dining.

The welcoming family room centers around a handsome woodburning fireplace surrounded by fire-brick, with glass doors and a classic mantelpiece. The guest bedroom on this level, like those upstairs, has a ceiling fan. The tiled full bath features a large shower stall with glass doors and a corner bench. More formal living space includes the graceful living room and the generous-sized dining room, which features an ornate cut-glass chandelier perfectly in keeping with its size and decor. Inside the heavy wood front doors lies an 11x8 foyer, from which the oak staircase, carpeted with an Oriental runner, winds up to the bedroom level.

Upstairs, the three bedrooms all feature closet organizers and shelving.

Two front bedrooms face roughly southwest and receive excellent light. They are served by a handsome, newly remodeled bath, finished in Durango tile, and featuring a Kohler sink and toilet and a large linen closet. Pull-down stairs lead to a large, partially floored attic, which holds the Carrier heat pump, zoned for the upper level rooms.

A terrific master suite offers a true refuge from the world. At 21x13, it permits a separate seating area for reading, television, even exercise equipment, while leaving plenty of room for furniture and a King-sized bed. The sunny 12x7 dressing room is replete with built-in shelving and recessed lighting. Perhaps most significant is the recently redone master bath, in which an oversized shower stall, impressively finished in horizontal tile with glass accents, can be appreciated through its glass wall. Two vanities are topped with granite, and backed with ceiling-height mirrors. Sinks and toilet are by Kohler, the fixtures by Grohe.

Two staircases lead to the lower level, one to the garage and one to a cozy second family room. This room benefits from built-in wood cabinetry and bookcases, recessed lighting and tile floors. Dual-paned replacement windows have been installed in all the rooms on this level.

A large workshop area with fluorescent lighting contains a workbench. The shelving in the basement and garage do not convey. The balance of the unfinished space includes a 26x9 laundry/utility room. New in 2009 are the Whirlpool Cabrio high efficiency glass-topped washer and front loading dryer. A utility sink stands beside the laundry. The gas furnace is a Dayton Fuel-trimmer, and the 50-gallon hot water heater, new in 2008, is a State Select. This room connects to the well-kept two car garage with Chamberlain Lift Master remote control door opener. The Frigidaire Gallery refrigerator, circa 1998, will convey in as-is condition if so desired.

2935 King Street is covered in easy-care vinyl siding. The exterior wood trim and shutters and the foundation were just repainted.

Professional landscaping embraces this old-fashioned farmhouse in a way that makes the most of its setting. Plantings include rhododendron, hydrangea, azalea, yew, and screening evergreens along King Street. A picture perfect cherry tree, flame maple, crepe myrtles, Japanese maples and a hawthorne tree are also included in the professionally landscaped yard. Guests park on Tuckahoe and enter a gateway that leads past the great old oak tree to a front porch breezeway. Rock walls and borders filled with perennials enclose the house and full-fenced yard. A remote-controlled electric gate at the driveway keeps pets and small children safe.

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