



518 NORTH ROYAL STREET
ALEXANDRIA, VIRGINIA 22314



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518 North Royal Street
Alexandria, Virginia 22314

Price:	\$658,000
Subdivision:	Chatham Square
Age:	5
Type:	End Townhouse
Style:	Colonial
Construction:	Brick
Water:	Public
Sewer:	Public
Heat:	Gas Forced Air
CAC (Type):	Electric
Hot Water:	Gas
Fireplace:	1 - Gas
Parking:	2-Car Garage
Taxes:	\$5,982 (2009)
Total Bedrooms	3
Total Baths	2
Total Half Baths	1
Elementary:	Jefferson-Houston
Middle School:	George Washington
High School:	T. C. Williams
Living Room (MN)	17' x 12'
Dining Room (MN)	17' x 9'
Kitchen (MN)	15' x 9'
Master BR (U1)	17' x 12'
Bedroom 2 (U2)	15' x 10'
Bedroom 3 (U2)	15' x 10'



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Clean lines, quality finishes and neutral tones provide a foundation that will easily accommodate a variety of styles in this end unit townhouse just five blocks from King Street. Only five years young, 518 N. Royal has the extras already – plantation shutters at every window, oak flooring on the entry and living level, crown molding in living areas and master bedroom suite, and storage to be thankful for.

The traditional East-facing exterior masks contemporary surprises. At one end of the foyer, a door leads to the garage with two spaces and a locked storage closet (9 ft. X 3 ft. to the left of garage door.) The handsome oak staircase rises directly to the living level. Deep crown molding and wainscoting discreetly distinguish the living room from the dining room and kitchen. A gas fireplace with glass doors and handsome mantel form a focal point and light pours in from windows on the South side.

An extremely workable kitchen is separated from the dining room by an island bar, although both rooms share recessed lighting. The 15X9 kitchen with Corian countertops and wood cabinetry features a drop-in sink, lazy Susan and a large shelved pantry. All appliances belong to the GE Profile series, in black, including the arctic refrigerator with water and ice dispensers and door alarm, dishwasher, Spacemaker XL 1800 microwave, Electric Tru-temp oven and gas range top with black glass surface. This level also features a coat closet and a powder room with sculpted Kohler pedestal sink and toilet.

Carpeted stairs wind up to the bedroom levels, with shuttered windows and recessed lights in the stairwells. At the front of the house, a terrific master suite looks to the sunrise. The richly tiled bath (with nine-foot ceilings), which boasts a tile-enclosed soaking tub, large shower with bench and glass door, and double vanity needs no enhancement. A 7X6 walk-in closet provides storage.

The laundry occupies a separate room on this level. A GE-Profile washer and dryer share this space with the 65-gallon Rheemglas Fury Everkleen hot water heater.

At the top of the house, two pretty dormered bedrooms are almost twins, differentiated only by an extra window on the end-unit wall. Arched windows look toward the River in both rooms. Storage closets are built-in under the eaves. Six-foot closets fill the back walls. These rooms share a white-tiled hall bath as well as a 4-foot linen closet.

An entry-level closet with space for a bike holds a HVAC unit. The security system, with multiple keypads, is not currently in use.

518 N. Royal Street is a perfect location for enjoying Old Town, busing or walking to Metro, commuting to DC, driving (or biking) to Reagan Airport, and is a few short block to Trader Joe's and to neighborhood restaurants.



109 South Pitt Street | Alexandria, Virginia 22314 | 703.549.9292



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