

2723 Sycamore Street Alexandria, Virginia 22305

A quiet neighborhood with plenty of streetscapes and a cheerful atmosphere is home to this lovely English Tudor. Two bedrooms are punctuated with graceful architectural elements, dormer windows, resurfaced oak hardwood flooring on the main and upper levels, and closet spaces that all make for wonderful Del Ray living.

A Pennsylvania blue stone walkway accentuates the wonderful landscaping in the front and back yards. The complementary stone element on the elevation of the house allows for the handsome foyer to welcome you in style, revealing an inviting, traditional floor plan with beautiful hardwoods. Three large windows in the comfortable living room overlook the green spaces outside including a private and flat back yard. The wood-burning fireplace in the living room is the heart of the home.

The entertainment space is plentiful and is easily large enough for a piano. The library/study off the living room is ideal for working from home or it can be used as a game room for cards or puzzle challenges. The built-ins are just one great detail not to be missed. Two steps from the hallway is the elegantly situated dining room. In the European vintage tiled kitchen, a window bathes the space in warm sunlight along with a side door just perfect for accessing the barbeque grill on the deck. The deck, pressure washed and treated, is fabulous for outdoor entertaining. The back yard is ideally situated for summer time play or a nap in a hammock. The deck brings the great outdoors just a little bit closer.

Offered at \$649,900



ELIZABETH LUCCHESI

703.868.5676

elizabeth@lizluke.com



**109 South Pitt Street
Alexandria, Virginia 22314
703-549-9292
fax 703.717.5820
www.mcnearney.com**

Specializing in the marketing of fine residential properties.

2723 Sycamore Street
Alexandria, Virginia 22305


Price:	\$649,900
Subdivision:	Groves
Age:	52
Type:	Detached
Style:	Tudor
Construction:	Brick and Stone
Basement:	Yes
Water:	Public
Sewer:	Public
Heat:	Forced/Gas
CAC (Type):	CAC/Electric
Hot Water:	Gas
Fireplace:	1
Parking:	Driveway
Taxes:	\$4,967
Elementary:	Mt. Vernon
Middle School:	George Washington
High School:	T. C. Williams
Total Bedrooms	2
Total Full Baths	1
Total Half Baths	1
Living Room (MN)	20' x 13'
Dining Room (MN)	12' x 10'
Kitchen (MN)	12' x 10'
Sunroom (MN)	15' x 11'
Master BR (U1)	13' x 12'
Bedroom 2 (U1)	12' x 12'
Family Room (L1)	20' x 12'
Wine Cellar (L1)	9' x 4'
Laundry (L1)	14' x 10'
Bonus Room (L1)	15' x 11'



Upstairs, the two bedrooms feature traditional ceiling heights with well planned closet spaces featuring plenty of shelving, drawers and storage. The bath features vintage tile and optimal storage.

On the lower level, ceilings with recessed lighting and upgraded carpeting turn the family room into a comfortable haven. The adjoining bonus room adds ample space for a comfortable and usable au pair or in-law suite and accentuates the floorplan's flow. Then...a BIG SURPRISE! The custom wine room with Honduran mahogany racks and a custom cherry wood door is built into the front portion of the foundation and has all the makings for great parties with friends and family. This level also includes a laundry room with a newer washer and dryer.

Wooden shutters, hardwood floors, a kitchen remake, and brand new custom paint all add another degree of style and comfort. Conveniently located in the Del Ray section of Alexandria, you will find wonderful neighbors, plenty of fun events such as the Farmers Market, Art on the Avenue, and First Thursdays. Transportation is ideal with the METRO nearby, DASH buses down the street, I-95 just minutes away and Capitol Hill 15 to 20 minutes down the way...all this with the amenities of living in the nation's capital.

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



ELIZABETH LUCCHESI

703.868.5676

elizabeth@lizluke.com

www.lizluke.com



www.mceneaney.com