



716 GIBBON STREET  
ALEXANDRIA, VIRGINIA 22314



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# 716 Gibbon Street Alexandria, Virginia 22314

Price:	\$749,900
Subdivision:	Goldfarbs
Age:	31+
Type:	Townhouse
Style:	Colonial
Construction:	Wood
Water:	Public
Sewer:	Public
Heat:	Electric
CAC (Type):	Electric
Hot Water:	Electric
Fireplace:	Wood Burning
Parking:	2-Off Street
Taxes:	\$5,607
Total Bedrooms	3
Total Baths	2
Total Half Baths	1
Elementary:	Lyles-Crouch
Middle School:	George Washington
High School:	T. C. Williams
Living Room (MN)	16' x 16'
Dining Room (MN)	16' x 10'
Kitchen (MN)	16' x 10'
Master BR (U2)	32' x 13'
Bedroom 2 (U1)	15' x 12'
Bedroom 3 (U1)	14' x 12'



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With the exterior architecture dating from the 1850's, this townhome was rebuilt in 1979 with the shell fully retained and with every comfort in mind on the interior of the home. Three fully finished levels boast hardwood floors, maximization of abundant natural light, and a utilization of available space that puts many new homes to shame.

The (new energy-efficient) front door opens into a beautifully-detailed living room, graced with dentil crown molding, cornice boxes over the two long windows, chair railing, a wood-burning fireplace with mantelpiece and recessed lighting. Traditional wooden shutters grant privacy from the street.

Rich parquet flooring extends from the front door through the spacious dining room, which also boasts dentil molding and chair rail. Two doors underneath the staircase conceal a sizeable lighted pantry and a powder room. The dining room chandelier does not convey.

The entire back of the house comprises a sunny fifteen-foot kitchen with an easy-care brick floor. All-wood semi-custom cabinets over quartz (Zodiac Stone) countertops add warmth to this room, remodeled by the present owners. A two-seat breakfast bar makes a perfect setting for reading the morning paper while the sun moves across the terrace beyond the French doors.

Ample countertop and cabinet space make this a kitchen to enjoy, as do a myriad of pleasing details: recessed lighting, the deep window sill over the under-mount sink, lazy Susan, broom closet, and pull-out trash receptacle. With the exception of the dishwasher, replaced since the remodeling and given a new motor in October 2009, the appliances were replaced in the summer of 2009. These include the EnergyStar French-door refrigerator with 5-year warranty, self-cleaning convection range with five-burner ceramic cook-top, and 1100-watt microwave with range exhaust, all by LG.

The deep flagstone terrace was enlarged by the present owners. Beyond the gate lie two invaluable off-street parking spaces.

Wooden stairs wind up to the bedroom levels, both of which have oak floors. The front bedroom features three windows fitted with Roman shades. Built-in corner bookshelves were recently added beside the double closet with custom closet system.

The sizeable South-facing bedroom is also served by double-door closets. Both of these bedrooms share the hall bath, which features storage space, the laundry closet, with shelving over the EnergyStar washer (moisture sensing and wrinkle guard), the dryer and a 50-gallon water heater. The washer was replaced in 2005.

A marvelous bedroom suite makes the most of the top floor, giving light and breezes at every opportunity. South-facing clerestory windows at the top of the vaulted ceiling bring in light without additional heat. There are also a skylight and a ceiling fan. French doors open onto a secluded, tranquil 6X9 deck. Lighted under-eave and wardrobe closets provide plenty of storage.

A master bathroom with dual vanity sinks, white tile tub enclosure and floor and a new lighting fixture make it easier to enjoy this private concierge floor.

All interior doors of 716 Gibbon Street are six-panel doors, and have amber or clear glass knobs. The interior was painted in late 2004. The present owners installed a programmable thermostat. An updated ADT security system includes motion sensors.

In late 2009, the German siding and all exterior trim were freshly painted. Low-maintenance plantings at the front of this handsome exterior include boxwood, Japanese maple, hosta, sedum and liriopse. There is no homeowner's fee associated with 716 Gibbon Street.

This home is located just off South Washington Street, a few blocks from the heart of Old Town with its shops, restaurants, art galleries and parks, and within a mile of Metro. Amenities in the immediate neighborhood include restaurants, shops and the GW bike path to Mount Vernon, with Balducci's blocks away. The bus to the Pentagon and Washington stops one block away and 495/95 is three blocks away.

Note: The exact date for this house is unclear. Current tax records date this house from 1979. However, *Historic Alexandria, Virginia, Street by Street: A Survey of Existing Early Buildings*, by Ethelyn Cox and distributed by the Historic Alexandria Foundation, mentions the four houses at 716, 718, 720 and 722 Gibbon Street: "Clapboard, now bricktex, 2 stories, gable roof, four units with alleyway in center, probably mid-19th century." This book was published in 1976, just prior to or during the renovation.

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