

Special Features

1310 Duke St. Alexandria, VA 22314

Elegant Three-Level Townhome in the Heart of Old Town Alexandria

Perfectly situated in the heart of Old Town Alexandria, this beautifully appointed three-level townhome offers timeless architecture, elegant designer finishes, and an exceptional floor plan just moments from King Street, the Potomac waterfront, acclaimed dining, boutique shopping, and Metro access. Featuring three spacious bedroom suites, gracious living spaces, a private owner's retreat, two dedicated garage parking spaces, and access to outstanding community amenities, this home offers the perfect blend of luxury, convenience, and effortless lock-and-leave living.

INTERIOR FEATURES

- Freshly painted throughout with premium Benjamin Moore Aura paint, including walls, ceilings, trim, and doors
- Designer Visual Comfort lighting installed throughout the home
- Refinished stair railings and banisters with updated stain and paint
- New premium carpeting throughout, including:
- Stark carpet on all staircases and landings (Prestige Mills Nessa)
- Karastan Nouveau Classic carpeting in the second-floor bedrooms
- Godfrey Hirst carpeting in the primary suite and closets
- Roman shades installed on second-floor windows

KITCHEN & DINING

- Kitchen cabinetry professionally refinished
- Updated molding and trim on the kitchen cabinetry and center island
- Visual Comfort lantern lighting in the kitchen
- Visual Comfort designer chandelier in the dining room

POWDER ROOM

- Schumacher linen wallpaper
- Visual Comfort Chapman & Meyers Geneva wall sconce
- Brass mirror from Zeugma Imports

PRIMARY SUITE

- Custom third-floor landing dry bar with built-in cabinetry, butcher block countertop, and wine refrigerator
- New ceiling fan in the primary bedroom
- Visual Comfort Thomas O'Brien Katie Globe sconces
- Pair of brass mirrors from Zeugma Imports
- Custom built-in shelving replacing medicine cabinets
- Cabinetry refinished with updated hardware
- High-grade porcelain mosaic tile shower floor

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SECONDARY BATHROOMS

- Designer Visual Comfort lighting
- New mirrors
- Cabinetry refinished with updated brass hardware
- New Kohler towel bars and bath accessories
- Real marble mosaic flooring throughout both bathrooms
- Marble mosaic flooring in the showers

EXTERIOR & HOME MAINTENANCE

- Full main roof replacement (2025)
- Balcony roof replacement (2026)
- Front and first-floor rear window exteriors painted (2025)
- HVAC professionally inspected and serviced (May 2026)
- Dryer vents professionally cleaned biannually

COMMUNITY AMENITIES

- Two deeded garage parking spaces (F90 & F91) convey
- Beautifully maintained common grounds
- Secure building with elevator access
- Residents' fitness center
- Professionally managed community
- \$710/monthly HOA fee

The items marked YES below are currently installed or offered and will convey:

Yes # Items	Yes # Items	Yes # Items
☒ ___ Alarm System	☐ ___ Freezer	☐ ___ Satellite Dish
☒ ___ Built-in Microwave	☐ ___ Furnace Humidifier	☐ ___ Storage Shed
☐ ___ Ceiling Fan	☐ ___ Garage Opener	☒ ___ Stove or Range
☐ ___ Central Vacuum	☒ <u>2</u> w/ remote	☐ ___ Wall Oven
☒ ___ Clothes Dryer	☐ ___ Gas Log	☐ ___ Water Treatment System
☒ ___ Clothes Washer	☐ ___ Hot Tub, Equip & Cover	☐ ___ Window A/C Unit
☐ ___ Cooktop	☐ ___ Intercom	☐ ___ Window Fan
☒ ___ Dishwasher	☐ ___ Playground Equip	☐ ___ Window Treatments
☒ ___ Disposer	☐ ___ Pool, Equip, & Cover	☐ ___ Wood Stove
☒ ___ Electronic Air Filter	☒ ___ Refrigerator	
☒ ___ Fireplace Screen/Door	☒ w/ ice maker	

The following do NOT convey:

- Decorative light fixture inside the front entry door (to be replaced with recessed lighting)
- Window curtains (rods and hardware will remain)

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