



1213 Hillside Terrace Alexandria, VA 22302

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there when it counts



This is truly a “one of a kind” home constructed with great love for the old world character and respect for the craftsmanship of days gone by. The current owner has transformed a simple brick Rambler into a “Mission” style home that even Frank Lloyd Wright would be proud to own. Attention to detail in this house is beyond description. The owner is a Master Craftsman in every sense of the word. This is a unique opportunity for someone to transform/finish this masterpiece into the home of their dreams.

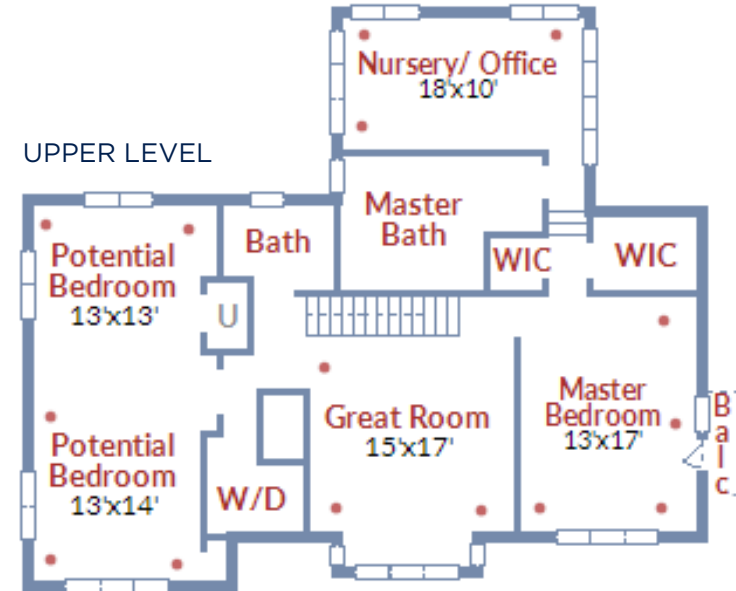
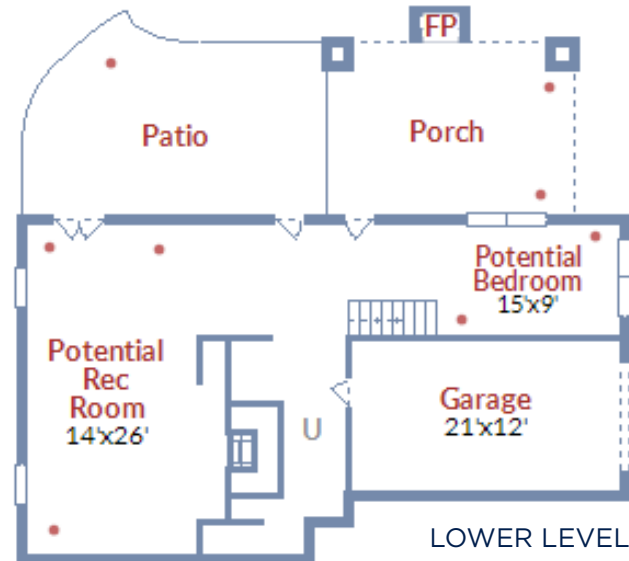
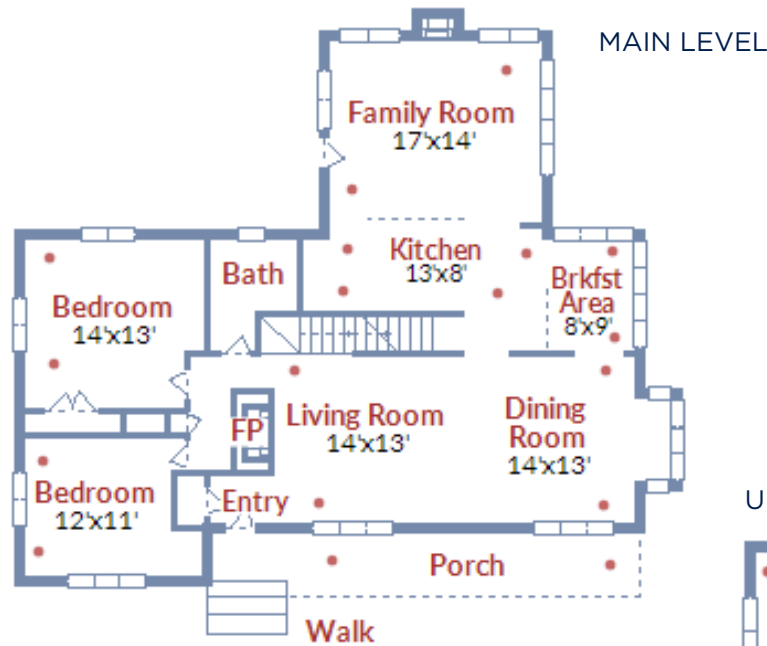
Perhaps the list below will help to define and describe what makes this home stand apart from the rest.

- Virgin, old growth, river recovered Long Leaf Pine floors and trim throughout has been custom designed and painstakingly hand oiled
- Custom made cherry kitchen cabinetry
- Top-of-the-line appliances and yards of honed granite counter tops
- Radiant heat floors in the kitchen, family room and upper level Master Bedroom bath, nursery/office and closets
- Six zone heating system of radiators and forced air
- Spacious main level bath with Arts and Crafts period tile work
- Two main level bedrooms
- Structured wire system hard wired for an alarm, cable, phone and data
- 8,000 watt Honda propane/gas powered transfer switch generator backup power system
- Drinking water distillation system pumped to the kitchen
- Whole house surge protection
- Outdoor, wood burning stone fireplace and covered stone patio
- Open stone patio bordered by a stone wall
- Living Room fireplace and Family Room fireplace are both wood burning with custom arts and crafts tile surrounds
- Various recessed lighting and custom arts and crafts fixtures throughout
- Custom double pane windows throughout
- 3M window coating for UV protection on main level windows
- Six foot privacy fence built on replaced retaining wall with slate top has 40 2” steel posts boxed with western red cedar and custom designed copper topped gates
- Large one car attached garage with long, wide driveway
- Upper level Master Suite with adjoining nursery/office, plumbed full bath and walk in closets is just waiting for your finishing touches
- Upper level HUGE bedroom with potential to convert to two large bedrooms and plumbed second bath with tub in place
- Upper Level completed laundry room with stack washer and dryer
- Upper level “Great Room” offers perfect hangout, homework and game playing space
- Walk-out lower level, with original wood-burning fireplace, can house a big screen for movie watching.... maybe a pool table area and even an additional bed and bath if desired
- All of this PLUS it’s a double lot with large evergreens and great privacy
- Just minutes to DC, Pentagon, Shirlington, Arlington and Old Town



PROPERTY DETAILS

Subdivision: Braddock Heights
Lot Size Sq. Ft.: 11,500
Approx Sq. Ft.: 4,320
Construction: Brick & Shingles
Style: Custom Arts & Crafts/Mission
Basement: Walk-out
Water/Sewer: Public
Heat: Gas, Forced Air/Radiant
CAC (Type): Electric
Hot Water: Gas
Fireplaces: 4
Parking: 1-car garage
Taxes (2017): \$10,701
Elementary School: Charles Barrett
Middle School: George Washington
High School: T.C. Williams



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

