

x0024277000 1br (7452 USD)



Location **Louisiana**
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CONDOMINIUM FOR SALE BY OWNER

Exceptional courtyard condominium apartment situated two houses off Esplanade Avenue, where the residential French Quarter joins the down river Faubourg Marigny triangle. Quiet, secluded, secure. Idyllic setting. Charming neighborhood. Four unit condominium, with two units in each of two buildings.

THE APARTMENT

Entering through a private security gate at the side of the street front Eastlake Victorian double residence (1425/1427 Dauphine), an open passage way leads to a formal courtyard and a free standing second residence behind the courtyard, at the rear of the deep lot. Triplex Unit 1423 comprises the left half of this new (2008) building, styled to match the original exterior of the restored and renovated 1899 Victorian building across the courtyard. The apartment interior is modern.

First Floor -- Parlor, all electric open counter kitchen, powder room, storage space, 10' ceiling, raised front porch.

Second Floor -- Spacious bedroom, full tile shower/bath, double wide/double hung closet w/upper storage, 9' ceiling, balcony w/courtyard & neighborhood roof top views.

Third Floor -- Railed room size office/study/sleeping loft (width accommodates queen bed length) under beamed cathedral ceiling, another double wide/double hung closet, washer/dryer recess closet, south

view. Hardwood and stone tile, crown molding, arched style windows, window blinds, ceiling fans, central air conditioning, phone, cable level, new white Bosch washer and dryer, GE microwave, appliance disposal, exhaust fan. New Mitsubishi high efficiency HVAC mini-split system installed August 2013 has seven year warranty.

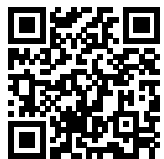
THE SETTING

The front of the south facing second residence, 100' back from the street, faces the rear of the main house, 30' across the lot width herringbone brick courtyard. The porches and balconies share a few of bed planted and potted trees, shrubs, and flowers, in leaf and bloom year round. Patio chairs, tables,



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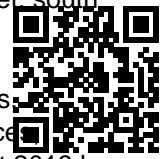
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chaise lounges, and market umbrella are provided for common use. The entire property, from the street front garden rearward, is secluded by high lot line fences and two small adjoining one story windowless building walls. Both residences are elevated on masonry piers. On the street, the main building front is set back 16' from the sidewalk, with a high masonry porch, front garden, balcony, and gated iron sidewalk and lot line fencing. It features extensive multi-colored Eastlake woodwork detail. Each second residence unit has an address placard and mailbox at its side gate.

THE NEIGHBORHOOD

Dauphine Street is a one lane, one way residential street, passing down river through the French Quarter, the Faubourg Marigny, and Bywater. The 1400 block enjoys light motor and bicycle, and regular day and evening pedestrian traffic, with continuous illumination from street lights and private residences. Curbside parking on the block is almost always available, and when not, found within a block or two. Property owners can obtain annual all day parking passes from the city for a small fee. There are several private parking lots nearby.

The condominium is situated in the center of a residential community embracing the Lower Quarter and the Marigny Triangle. In these blocks, residents can choose to live as one did before the advent of the automobile. The neighborhood is self sufficient, with its own small markets, restaurants, food take outs, shops, bars, live music clubs, and three local parks. When going about on foot, residents commonly meet local friends and neighbors doing the same. The original 19th and 18th century buildings and streetscapes and the old oaks impart visual tranquility to the day. Heard in the distance are the occasional serenades of church bells, hoof beats, a steamboat calliope, train whistles, and boat horns. Also enjoyable, taking a few more minutes by foot, is all that the center of New Orleans has to offer: Frenchman Street music, Decatur Street funk, the French Market, river front streetcar, levee walk, Royal Street antiques and art galleries, boutiques, Bourbon Street, Jackson Square, museums, an aquarium, Armstrong Park concert hall, Canal Place mall and cinemas, Harrah's Casino, many superb restaurants, and the special music, food, art, and literary festivals that are celebrated throughout the year. Bicycling is an excellent option.

THE ASSOCIATION

The Board of Directors of The Isle of Orleans Condominium Association, Inc. is composed solely of the owners of the four apartments, who manage the shared common external property in accordance with the Declaration filed with the State of Louisiana. Unit 1423 is assigned a 15% share in this common ownership and the operating costs. The current monthly maintenance fee for Unit 1423 is \$248.63. This charge covers insurance, exterior maintenance, water & sewer, grounds keeping, termite control, and reserve accumulation. Maintenance fees have not been increased since the founding of the Condominium in November, 2006. This has been achieved through scheduled preventive maintenance and the self performance of general maintenance and ordinary repairs.

TOWNHOUSE CONSTRUCTION

Completed in 2008, the townhouse was custom designed by the developer and Barry Fox Associates to emulate the exterior of the Eastlake Victorian main house. The townhouse front elevation features Brazilian hardwood porch and balcony decks, Spanish cedar railings, columns, and louvered shutters, Malaysian mahogany windowed doors, mullioned windows, broad window/door casings, shingled balcony roof, and gable loft windows. Window placements accommodate screened cross ventilation between cooling and heating seasons. The exterior is sided with fiber cement Hardi board and plank. Structure has 2" x 6" stud walls, hurricane ties, concrete piers on continuous buried slabs, 6" x 8" sill beams, and termite shields. Exterior walls are insulated with 5" batt. Interior common walls are insulated with Rock Wool marine engine room insulation and Quiet Rock gypsum/isoelastic polymer sheet rock. The ground floor is insulated underneath with closed cell foam. Loft level gables and knee walls are insulated with foil-double bubble-foil and 5" batt. Loft level cathedral ceilings are insulated between beams with foil-double bubble-foil and 8" of open cell foam. Heating and cooling costs are consequently low.

Photo Note: The interior photos show the identical mirror image unit on the right side of the townhouse (Unit 1427 1/2), as furnished.

PLEASE CALL (cell), or (home), or email with questions or to arrange.