

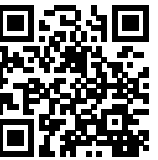
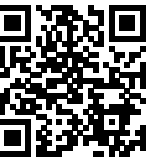





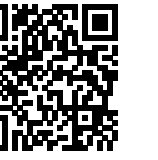


1597 1br (7002 USD)



Location Louisiana
https://www.genclassifieds.com/x-630094-z

Originally built for me as I planned on renting the house and traveling. Live in a 1.3 million dollar house
No Expense spared: AVAILABLE FOR SHORT (5-6 months) OR LONG TERM,
ALL UTILITYS, Top Tiered 500 channel Cox CABLE with all pay channels (37)On a LG top of the line
50" Plasma(not LCD) ALL HD,ELECTRIC,WATER,GAS,TRASH, Cox DVR, Netflix, VUDU ETC. ETC,
ULTRA HIGH
SPEED INTRENET Ethernet port INCLUDED()ALL INCLUSIVE!!WiFi, Cox
Contour Cable system with 3 terabyte DVR(Would Cost you \$700-800 for all free services)
YOU PAY NOTHING EXTRA!!!!!!!
Dozens upon dozens of wine bars and restaurants ,boutiques, etc, within a few blocks.
Neighborhood feels like a small town with no crime of the rest of N.O. as this was originally a suburb of
New Orleans and was annexed in 1860.
This price is based on 6 months or longer. Short term available for special occasion(higher) or
moderately higher for short term
Cox HD DVR
BLU RAY player
AVAILABLE August 5
-Short Term considered at a nominal charge . Ideal for short term Movie Industry Rental
wanting privacy
-High Efficiency 1 Ton Air Conditioning with the compressor mounted outside Ductless System, quieter
than ambient room noise with remote

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-All Custom made Real Tin Ceiling with pressed Fleur de Leis pattern
-No expense spared
-New White Wrought Iron Day bed with pull out trundle (that raises) , for guest or turns into a Day Bed
-New Sealy Mattresses, Sheets, Hypo Allergenic pillows ,etc, etc.
-Framed Art throughout
-50" LG High Definition Plasma TV
-HD Top of the Line Cox Cable DVR with 600 channels including all HD Cox HBO, Showtime, Cinemax,
and more

- HD Blu Ray Player
- Sony Wireless i Pod Player
- Stainless Steel Sink and flexible sprayer neck with soap dispenser Cove trimmed
- SS Fridge /Frost Free
- SS Microwave ..All New!!!
- Choice of three 12 speed bikes to use to cruise around the neighborhood
- Automatic SS coffee maker
- \$1,500 macerating pressurized wastewater system
- Separate 50 gallon Hot water Unit, electric for super fast recycle times
- Full custom Tub/Shower assembly with 4 separate types of custom tile
- Tub , deepest on the market
- Towels, Silverware provided
- All Delta faucets, shower head, etc.
- Carved mahogany Vanity with Porcelain Bowl and matching antique Bronze fixtures
- Antique shaving mirror
- Macerating Toilet
- Antique Glass Knob chest of Drawers
- Casement windows with curtains
- Kenmore Elite Washer/ Dryer on unfinished side of basement with additional storage
- All Plumbing etc, All New
- 2 sets of lockable doors leading to apartment
- Million Dollar Plus 120 year old home with extensive wrought iron
- Full Security lighting in multiple Gas lamps and floods.
- VERY VERY safe neighborhood
- Have lived here for 25 years, zero crime
- This Riverbank Carrollton area has the best ingress and egress of all uptown. there is no where you cannot be in 12 minutes or less.
- All Old New Orleans brick Yard and French Quarter Rear Patio with Coi Pond.

You have full use of the grounds.

- 8 foot brick walls ALL AROUND WITH ORNATE WROUGHT IRON AND GAS GATES
- 700 square feet, For Single Tenant Only, VERY PRIVATE Basement Single Efficiency
- 2 Blocks from Street car, HEAVY Oak Tree Canopy's, Dozens and dozens of Restaurants within walking distance. A NO FLOOD area on the last streets of the city of Carrollton before the pumps were turned on in 1860 resulting in most of uptown and ALL the rest of the city in a flood zone. -Please call Rob for more information. Be happy to answer any and all questions.