



Just Listed

**81
FENDALL AVENUE**

Alexandria, VA 22304

VIRTUAL TOUR

www.AlexandriaFineHome.com

**m THE
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TEAM**

Welcome Home!

Step into this sun-filled Alexandria townhome with over 1,800 square feet of finished living space and tasteful upgrades throughout. Large south facing windows bathe the main level in light, showing off the beautiful hardwood floors and further enhancing the spacious feel of the open concept living area.

Moving upstairs, the light continues to welcome you through a skylight in the landing area. This level features two suites with vaulted ceilings, renovated bathrooms, and brand new carpet. Thoughtful built in storage can be found in the bedroom closets as well as throughout the home. This home was built for entertaining, with an expansive deck off the living room and cozy fireplaces on both the main and lower level.

Furthermore, the lower level boasts a large built in entertainment unit, a minibar with a wine fridge, and walkout level to covered terrace. Don't miss out on this prime location, right around the corner from Port City Brewing and just down the road from Old Town Alexandria.



Features & Amenities

GENERAL

- Spacious three level Alexandria City townhome
- New double pane windows throughout 2021
- Brand new carpet 2023
- Hardwood floors on main and lower level
- Expansive deck off living room
- Two fireplaces with wood mantles
- Spacious covered terrace
- Walk out lower level

Living / Dining Room

18' x 17'

- Crown molding
- Recessed lights
- Fireplace with wood mantle
- Large south facing windows
- Sliding glass door to deck
- Pass-through to kitchen
- Open floor plan

Kitchen

10' x 12'

- Recessed lights
- Large windows facing front

- Painted cabinets with glass doors on upper
- Corian countertop with white tile ceramic backsplash
- Stainless steel appliances
- Large built-in pantry cabinet
- Built in butcher block counter and shelves

Primary Bedroom

15' x 12'

- Vaulted ceilings
- Hunter lighted ceiling fan 2021
- Custom built-ins
- Double closet with built in shelves and drawers
- New carpet 2023

En-Suite Bath

- Recessed lights
- Decorative sconce
- Vanity sink
- Tub shower with tile surround and marble shelves
- Custom tile floors

Bedroom 2

15' x 11'

- Vaulted ceilings
- Hunter lighted ceiling fan 2021

- South facing windows
- Closet with built in shelves and drawers
- New carpet 2023

Upper Level Landing

- Skylight
- Recessed light
- Linen closet

Family Room

18' x 17'

- Crown molding
- Fireplace with white brick surround
- Farmhouse style wood beam mantle
- Large built in entertainment center
- Mini Bar with wine fridge
- Storage closet

Laundry / Storage Room

13' x 11'

- Washer/Dryer
- New carpet 2023

SYSTEMS

- Bryant HVAC 2021
- State Select water heater 2016

- Berkshire Elite double pane windows 2021
- HoneyWell wifi thermostat
- Value Dry basement water-proofing with transferable warranty 2022

LOCATION

- Port City Brewing Company 0.2 miles
- Rocklands Barbeque 0.9 miles
- Alexandria Commons Shopping 0.9 miles
- Giant 1.1 miles
- INOVA Alexandria Hospital 1.6 miles
- King Street Metro Station 2.3 miles
- Old Town Alexandria 3.1 miles
- Kingstowne Towne Center 4.4 miles
- Washington, D.C. 8.4 miles

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All information deemed reliable, but should be independently verified.



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