

1401 Washington Avenue

Additional Attributes

1906 Queen Anne with a complete to the stud renovation in 2014.

All new electrical and 3 zone hvac.

1st floor has reclaimed oak laid in a herringbone pattern.

2nd floor has all original Heart Pine flooring.

Entire house furnished with custom made cabinetry.

Custom built Crown Molding and True custom built wainscoting designed especially for this home made with locally created custom knives.

Custom made stained glass windows by a Texas Artist on the landing and the middle stairway that was opened up to the 3 main levels.

Original Powder coated Radiators throughout including the addition with "found" antique exact matches.

Kitchen boasts: 3 sets of subzero kitchen drawers, 48" Thermador range top with true simmer burner, commercial hood and heat lamps, pot filler faucet, double oven, 2 dishwashers, full size refrigerator and Freezer, Vico Stone, Italian Countertops, HUGE pantry with beveled glass door. Bar area under the stairs and incorporated as part of the kitchen features Subzero refrigerator drawers, wine fridge and a sink.

Sun Porch features include a Brick floor, exterior siding, outdoor lantern, casement windows and bead board ceiling.

Mudroom just inside the backdoor has extensive storage and shelving to meet all your storage needs.

Central Family Room has built in bookcases and a gas fireplace with hand painted tile designed by the owner and purchased in Ravello Italy.

The Primary bathroom is luxury personified from the multi-featured, oversized shower with seamless glass, huge freestanding soaking tub, heated Carrera tile floors, custom vanities and a 14x14 walk in closet with a free standing center island.

Second Floor Laundry room complete with folding tables, custom drying rack, clothes hanging area and storage closet.

The attic, upper level 2, was taken down to studs, every joist was reinforced and a large room was finished into a fabulous flex room that could be a home gym or yoga space, recreation room, home office, teen room. Additionally a large, shelved, unfinished area complete with a bathroom rough in.

New basement dug for the addition to create a large lower level area combined with the original basement; includes new side entrance, safe room with concrete ceilings & walls and special ventilation, large finished flex space and a large unfinished area with shelving, sink & utilities.

Crystal knobs, solid core doors, luxury textiles, hardware, lighting and window covering finishes.

3 Zone Heating and Air

Exterior Cement Siding

Original Windows retained and new double pane windows in the addition.

8' Solid Core Doors and Custom antique glass rear door and transom

Custom Landscaping with mature plantings, bluestone patio and outdoor lighting

Outdoor Wood Burning Fireplace

2 Car garage and custom Shed with alley access.

Easy walk to all that downtown Fredericksburg has to offer including shops, restaurants, banking, walking and biking paths, tennis and pickleball, Amtrak and the VRE commuter rail.

