



317A Mt. Ida Avenue  
Alexandria, Virginia 22301

A summer-perfect front porch greets you at this three-level, all brick home on a double lot in the heart of Del Ray. New windows send natural light gleaming across hardwood floors throughout the open living and dining areas and the home's two ample bedrooms. A large family room with recessed lighting and built-in cabinetry is the perfect place to relax or entertain guests. The updated kitchen walks out to a handsome brick patio, the centerpiece of a spacious, fenced yard surrounded by mature trees and flowering plants. A short stroll takes you from your new home to 'The Avenue,' where specialty shops and bistros give Del Ray its signature small town charm. Enjoy all that Washington, D.C. has to offer just a short drive or Metro ride away.

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*Specializing in the marketing of fine residential properties.*

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Subdivision: Del Ray  
 Year Built: 1935  
 Type: Semi-Detached  
 Style: Colonial  
 Construction: Brick  
 Basement: Full, Finished  
 Water: Public  
 Sewer: Public  
 Heat: Gas FA  
 CAC (Type): Electric  
 Hot Water: Gas  
 Parking: Off-Street  
 Taxes: \$3,505  
 Elementary: Mount Vernon  
 Middle School: George Washington  
 High School: T. C. Williams  
 Total Bedrooms 2  
 Total Full Baths 2

Living Room (MN) 14' x 11'  
 Dining Room (MN) 10' x 8'  
 Kitchen (MN) 10' x 6'  
 Master BR (U1) 15' x 11'  
 Bedroom 2 (U1) 11' x 8'  
 Rec Room (L1) 25' x 15'

Large windows on three sides draw terrific natural light into the main level of the home and offer views of mature trees and lush plantings. Gorgeous hardwood floors bring an elegant glow to the spacious open living and dining areas. Hardwood floors continue on the home's upper level, where two bedrooms and a pristine full bath await. Double windows deliver treetop views in the master bedroom, and both bedrooms offer ample closet space. A hall closet provides extra storage.

You'll love the extra living space on the home's lower level. The large family room is made cozy with carpeting, and features recessed lighting and terrific built-in cabinets and bookshelves. This level also features a second full bath with crisp black and white tile, and a large closet for additional storage.

Walk through the updated kitchen out to a large brick patio, the handsome centerpiece of your fully fenced back yard. Stately trees and beds with lush plantings surround the yard, which is a perfect place for entertaining or enjoying quiet relaxation. A shed provides handy outdoor storage. The large double lot also allows convenient driveway parking.



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