



704 Marigny Street, New Orleans

\$2,950,000

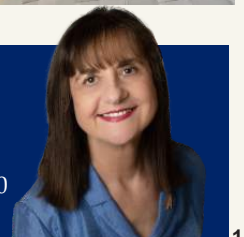


An extraordinary restoration of an early 1800's structure into a modern home in the heart of Faubourg Marigny



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Property History

Originally constructed between 1809 and 1836 as a one-story brick corner store with a two story detached kitchen, this Marigny corner building was converted to a residence in the 1880s, with a wood framed second floor and traditional iron gallery added in 1886. Multiple subsequent renovations occurred over subsequent years. Utilizing careful research and extensive documentation, an extraordinary three-year restoration commenced in 2013 to restore the simplicity of the historic interior while adding modern conveniences and technology to enhance the owners' experience. The project engaged the best talent, and the dedicated craftsmen were provided the finest material, creative, and logistical support to do their best work.



The property in 1939
(Credit: Louisiana State Museum)

A pristine period-correct restoration integrated state-of-the-art smart technology and environmentally forward reconstruction, which stands as unrivaled in scope and refinement. The collaboration of Wayne Troyer FAIA, Ross Karsen, Tracie Ashe AIA, Julie Babin and Sandra Tomasetti resulted in a 2016 AIA Louisiana Merit Award.

The Plan

A series of distinct living suites were developed and detailed: The owners inhabit the second and third floors of the main building; the first floor is one guest suite, and the detached dependency is a second guest suite. The third floor (attic) was integrated as extended living space for a home theater/bedroom and office, accessed via a compact, spiral steel stair, and three dormers were added to provide natural light.

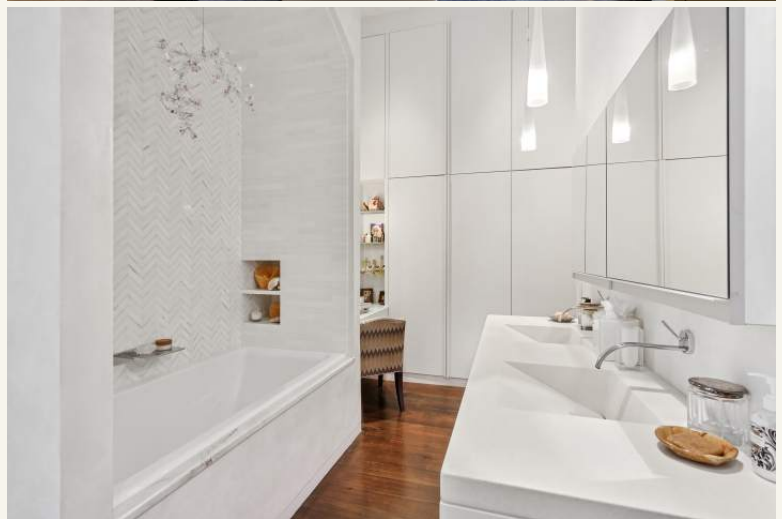
Throughout the buildings, existing architectural features informed the development of custom millwork, finish and fixture selection, and detailing specific to each suite. Building systems can be controlled from the owners' suite via extensive home automation infrastructure.

Property Details and Amenities

- ❖ Four bedrooms, four full baths
- ❖ Approx. 4,270 SF of living area
- ❖ Approx. 8,720 SF of total area
- ❖ Custom cabinetry and millwork throughout
- ❖ Gas kitchens with deluxe appliances
- ❖ Period restoration glass panes
- ❖ Elegant marble, tile and natural stone baths
- ❖ Exposed brick walls
- ❖ Plaster medallions and antique chandeliers
- ❖ State-of-the-art AV and IT systems
- ❖ Bevelo gas lanterns
- ❖ Stunning views from all directions
- ❖ Ceiling guillotine windows
- ❖ Bathed in natural light
- ❖ Full laundry in owners suite and guest suites
- ❖ Entirely rebuilt courtyard with hot tub, plunge pool, outdoor shower and custom artwork
- ❖ First floor shutters restored to museum standards
- ❖ Mahogany deck boards on the expansive wrap-around gallery
- ❖ Heated tile floors throughout the first floor
- ❖ New tilt-up fire wall separating the adjacent property
- ❖ Synthetic slate composite roof flashed in copper and built to hurricane standards
- ❖ Solar panels on the roof of the dependency

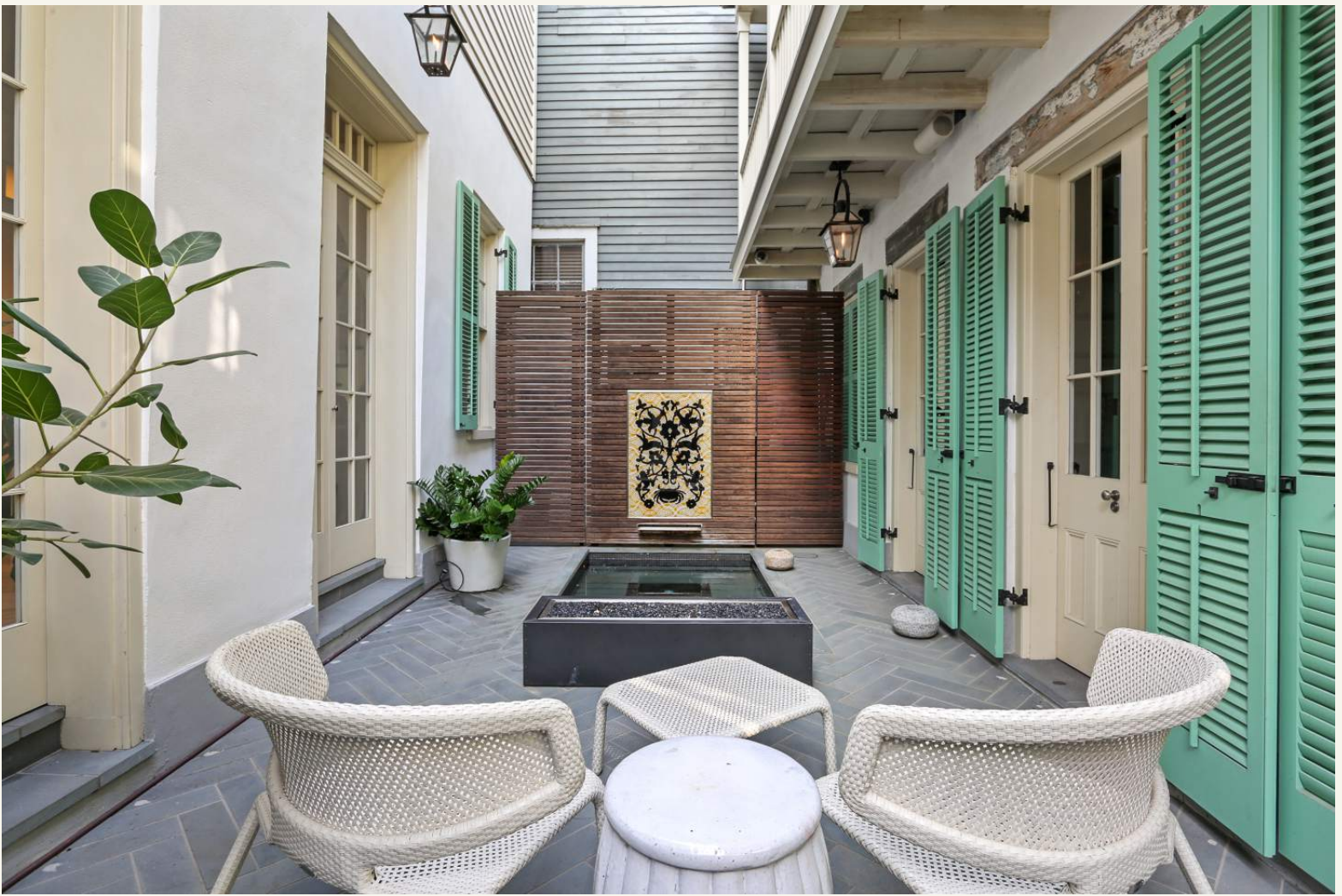








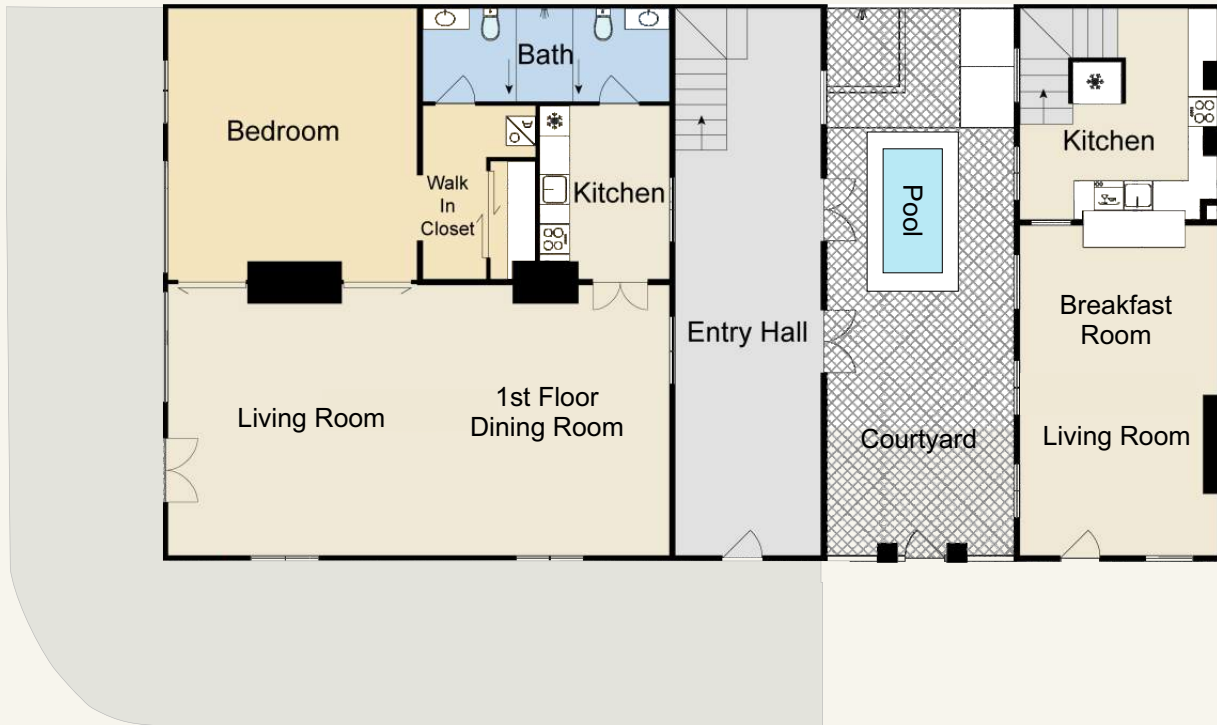




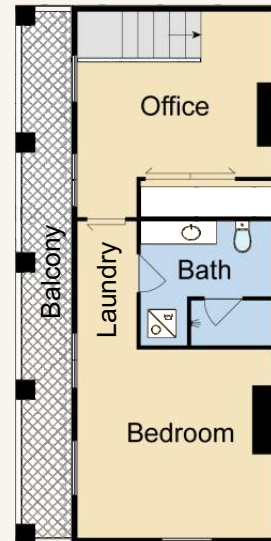
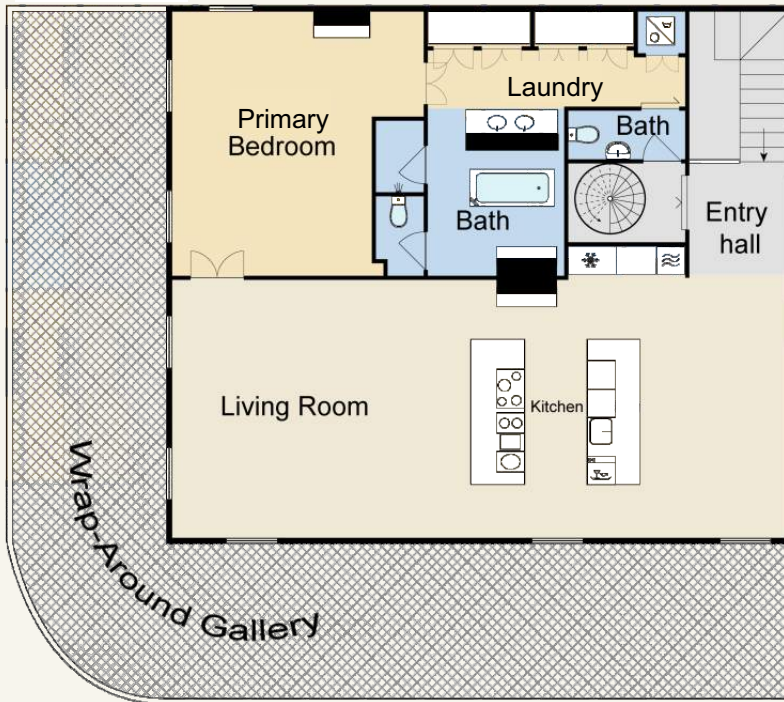


Floor Plans

1st Floor



2nd Floor



For guidance only

Floor Plans

3rd Floor



For guidance only



Internet Virtual Tour
www.brittefredy.com