

COMPASS

416 Common Street, Unit 6
New Orleans, LA 70130



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This distinguished single-level condominium residence, nestled in a meticulously restored historic property, boasts upscale amenities and an enviable downtown New Orleans location. The unit basks in natural light, featuring 10' tall windows, generously sized rooms, and a private balcony offering panoramic city views. Notable amenities consist of crown moldings, hardwood, tile, and carpeted floors, a gas fireplace, an open kitchen equipped with stainless steel appliances, granite countertops, and a gas range. Indulgent travertine baths, a jacuzzi tub, walk-in closets, ample storage, a fitness room, and designated garage parking for two cars are also included. Ideally situated, this property ensures effortless access to the French Quarter, Caesar's Casino, shopping, and a variety of dining options. Impeccably maintained and professionally managed, this property is a true gem in the heart of the city.

Salient Facts



- ❖ Three bedrooms, three full baths (third bedroom could easily be an office)
- ❖ Approx. 2,687 SF of living area
- ❖ Approx. 2,770 SF of total area
- ❖ Historic building completely renovated in 2004
- ❖ Two dedicated interior parking spaces
- ❖ Well appointed kitchen with gas cooktop and stainless steel appliances
- ❖ Large rooms with abundant storage
- ❖ Plenty of natural light
- ❖ Fitness room for common use of the building owners
- ❖ Monthly condo dues of \$1,026.00
- ❖ Superb downtown location within walking distance to the best that New Orleans has to offer
- ❖ Well priced at \$950,000

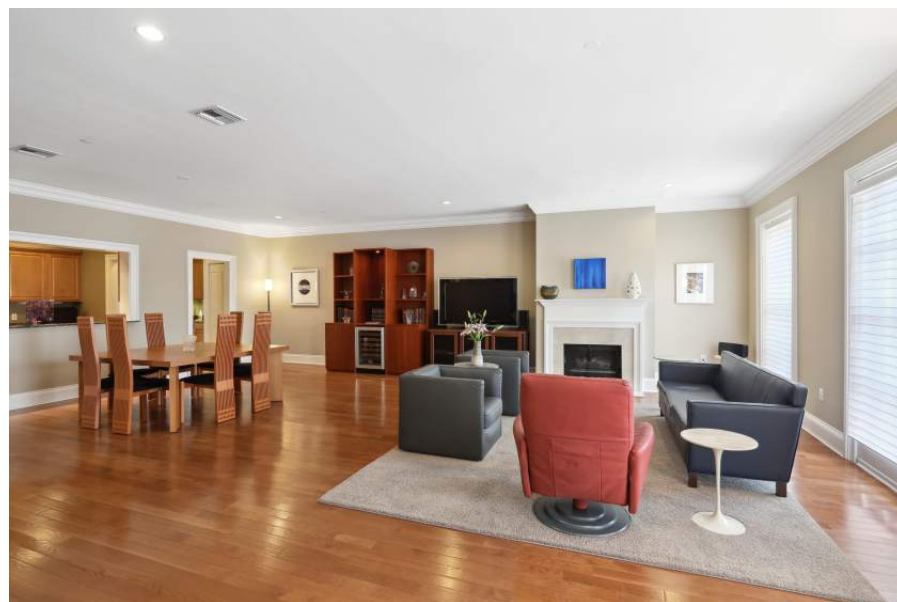
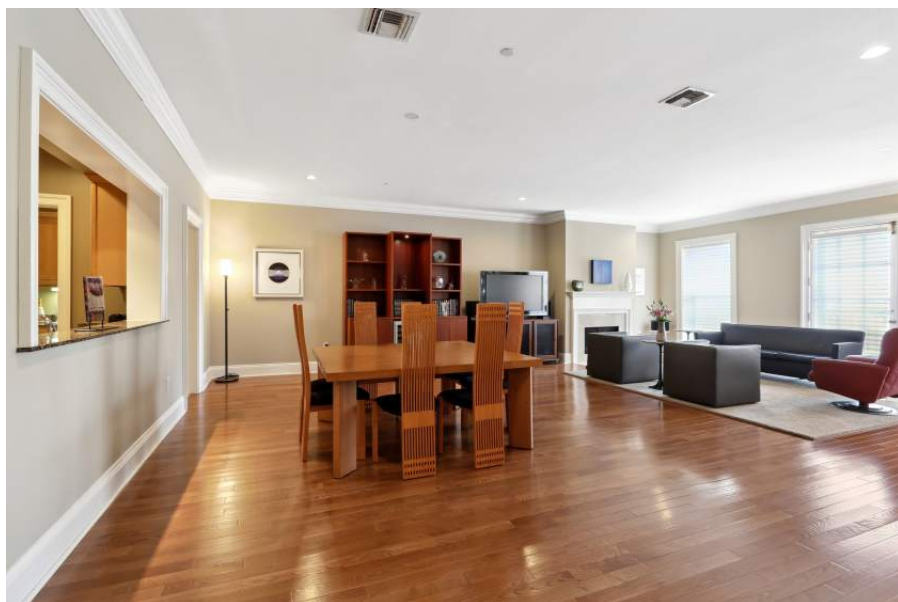
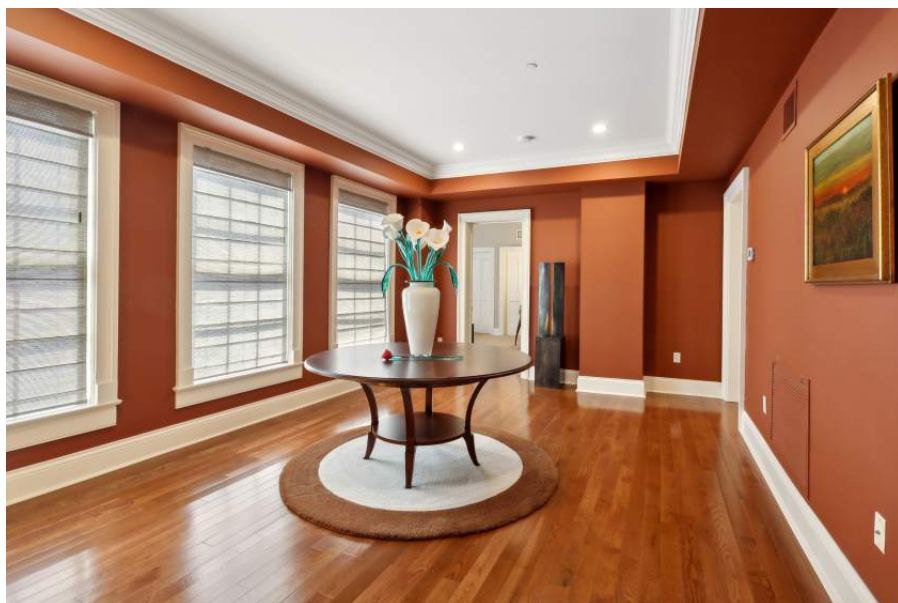
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CONCEPTS





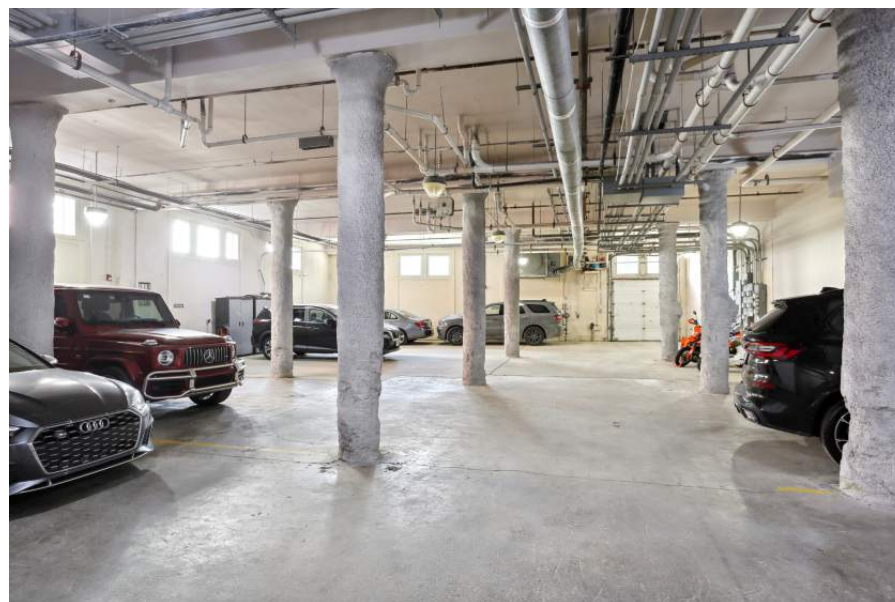
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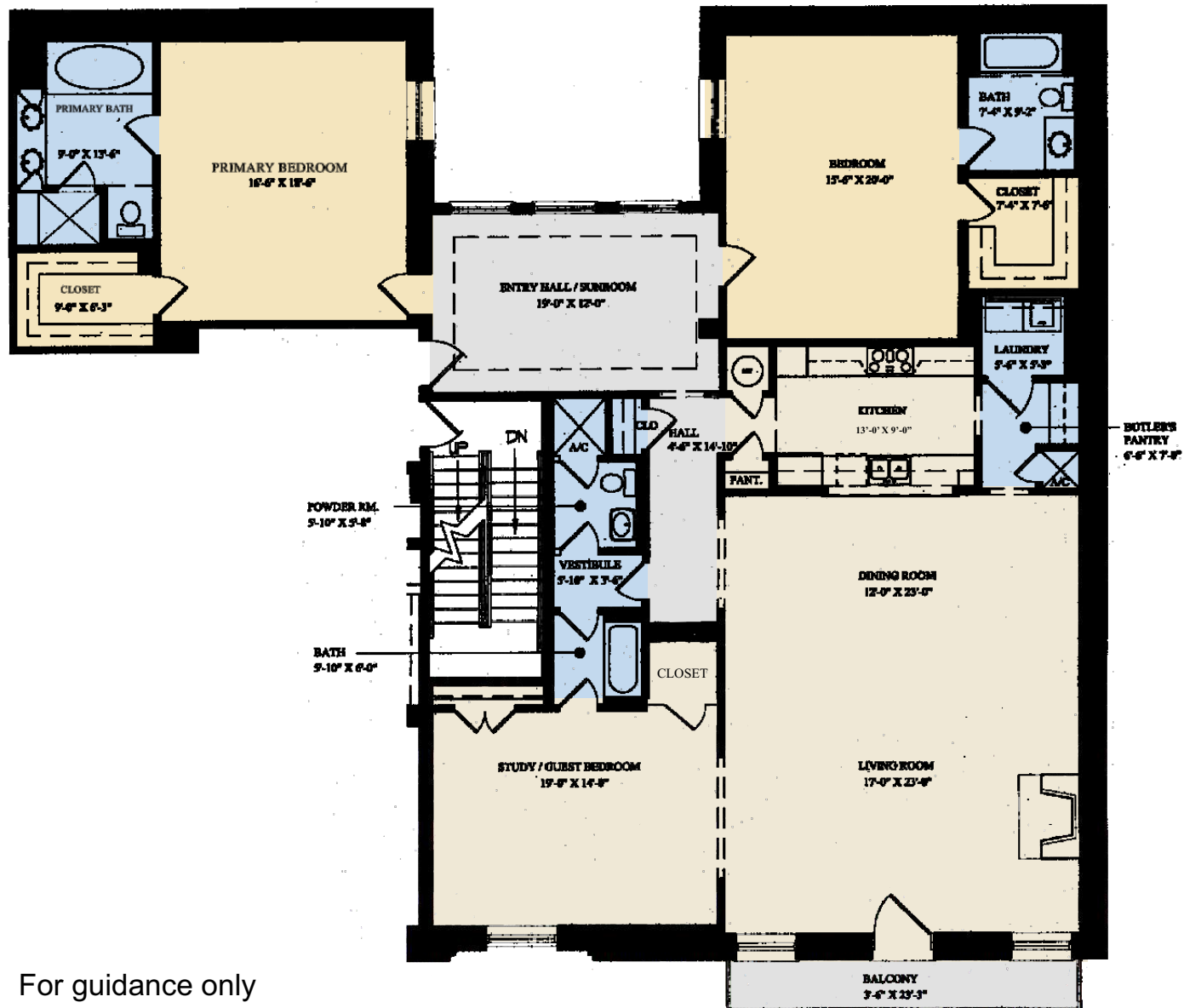




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For guidance only



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