



1011 Orleans Street, New Orleans

\$1,649,000

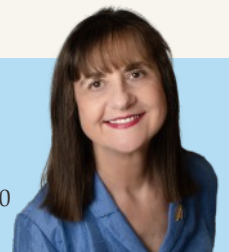


## Exceptional French Quarter 2-Story Creole Cottage

This luxuriously transformed two bedroom, two bath cottage and its detached one bedroom, two bath dependency have approximately 3,119 SF of living area. Impeccably maintained and recently updated, amenities include spacious light-filled rooms, stunning custom staircases, fine millwork and hardware, and a gorgeous private brick courtyard with fountain. The gas kitchen has been recently updated with Wolf, Viking, Breville and Cove appliances. Other features include exposed brick walls and beams, a generous master suite with study, wide pine floors, French doors and soaring ceilings. This is a rare opportunity to secure a trophy residence in a great French Quarter location.

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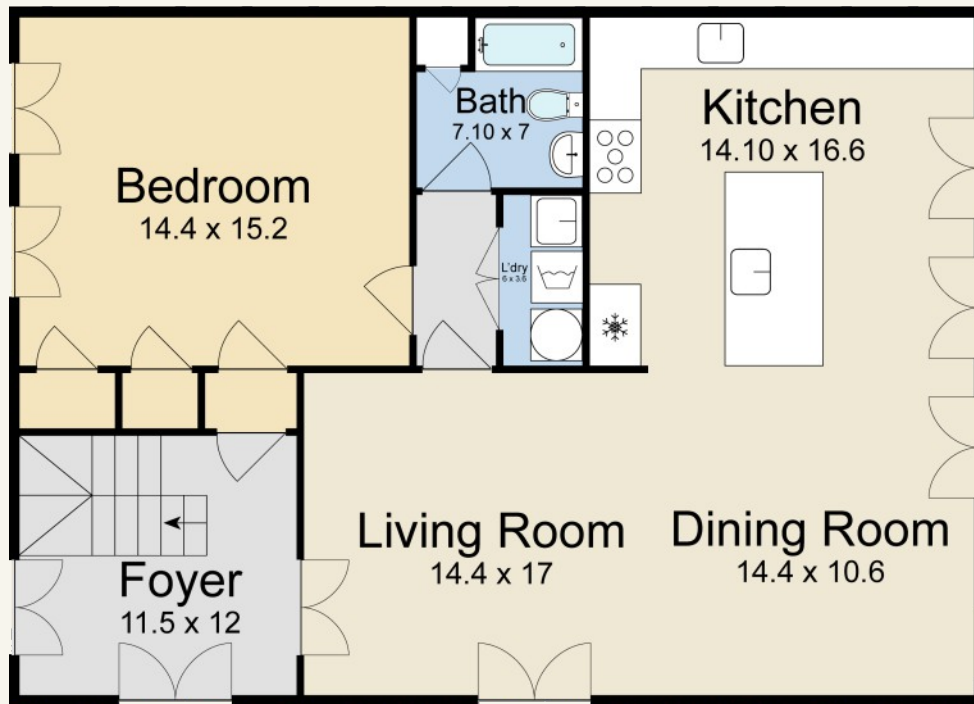








# Floor Plan - Main House



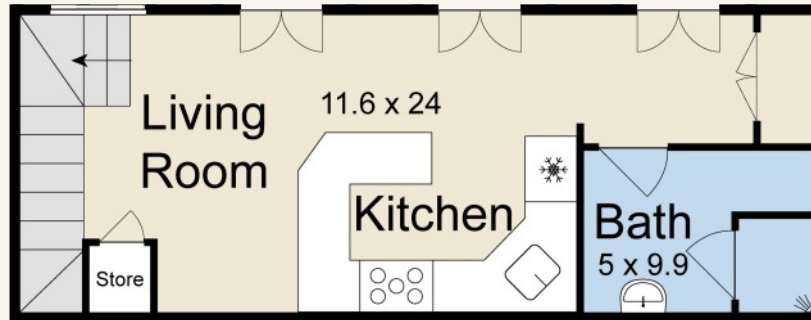
1st floor



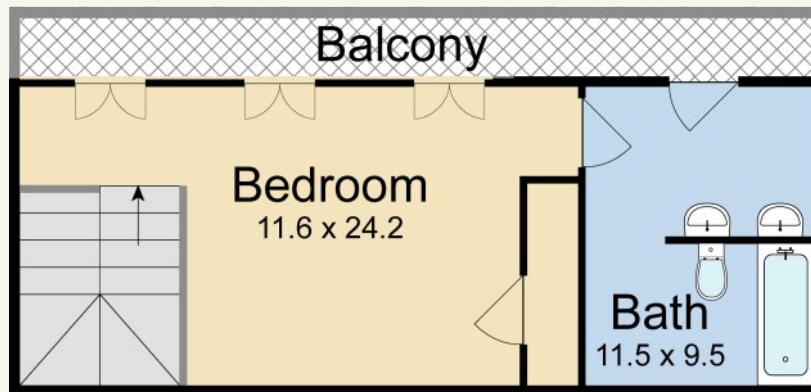
2nd floor



# Floor Plan - Guest House



1st floor



2nd floor





# Supplemental Information

## Recent Property Upgrades

- ❖ Installed new Wolf stove
- ❖ Installed new Cove dishwasher
- ❖ Installed Breville under-counter oven
- ❖ Installed security alarms and smoke detectors in main house and carriage house
- ❖ Installed Video doorbell system
- ❖ Installed custom wooden gate and hardware at side entrance
- ❖ Installed new air conditioner system in main house
- ❖ Installed new water heater in carriage house
- ❖ Installed antique chandelier, wall sconce and upgraded pendant lighting in carriage house
- ❖ Added disposal unit in carriage house
- ❖ Installed new washer/dryer
- ❖ Installed cabinets and shelving in laundry room
- ❖ Added heavy duty theft/fireproof safe
- ❖ Added two Bevolo gas lanterns in front and one on side of house
- ❖ Added pull-down attic stairs in main house and carriage house
- ❖ Added access door to storage area under main stairway
- ❖ Landscaped entire courtyard
- ❖ Added stone fountain in courtyard
- ❖ Installed natural gas supply line for BBQ
- ❖ New paint on exterior of main house and carriage house
- ❖ New paint on interior of main house
- ❖ Installed copper gutter/downspout on main house
- ❖ Installed cabinet and storage racks in carriage house