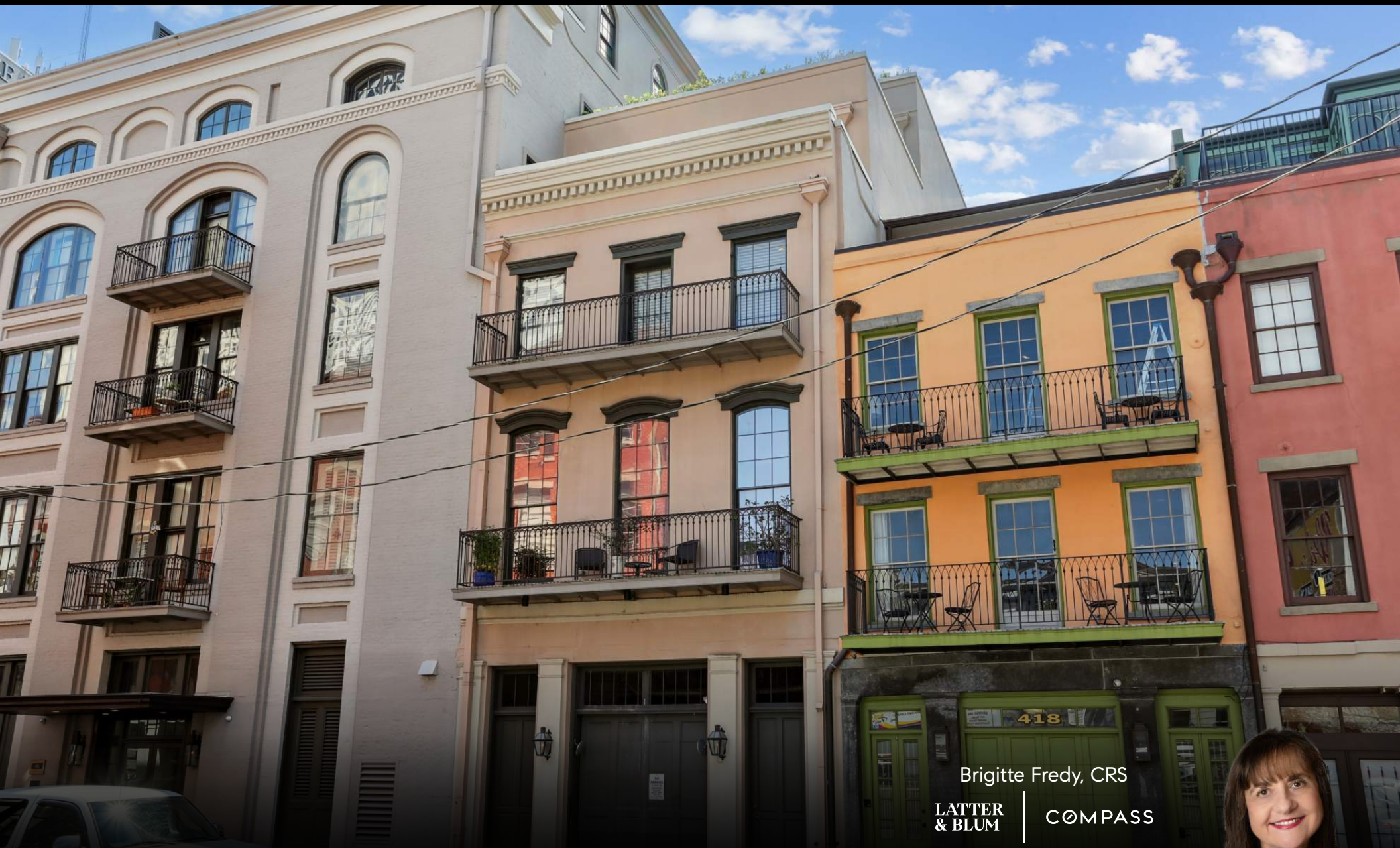


LATTER
& BLUM

COMPASS

416 Common Street, Unit 6
New Orleans, LA 70130



Brigitte Fredy, CRS

LATTER
& BLUM

COMPASS

840 Elysian Fields Avenue
New Orleans, LA 70117-8514
504-616-4044 or 504-948-3011 ext. 110
info@brigittefredy.com



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions.

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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.



COMPASS



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 \$1,290,000



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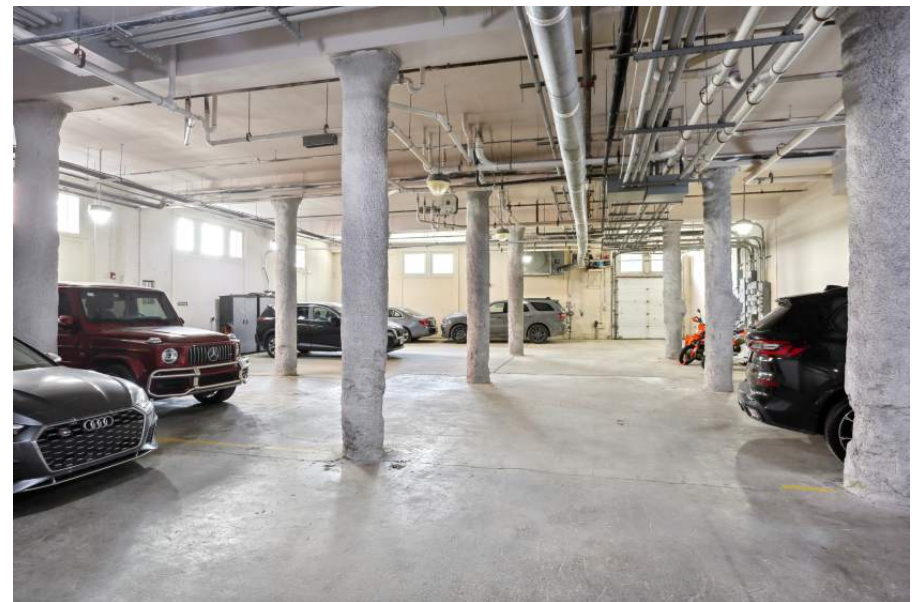
COMPASS

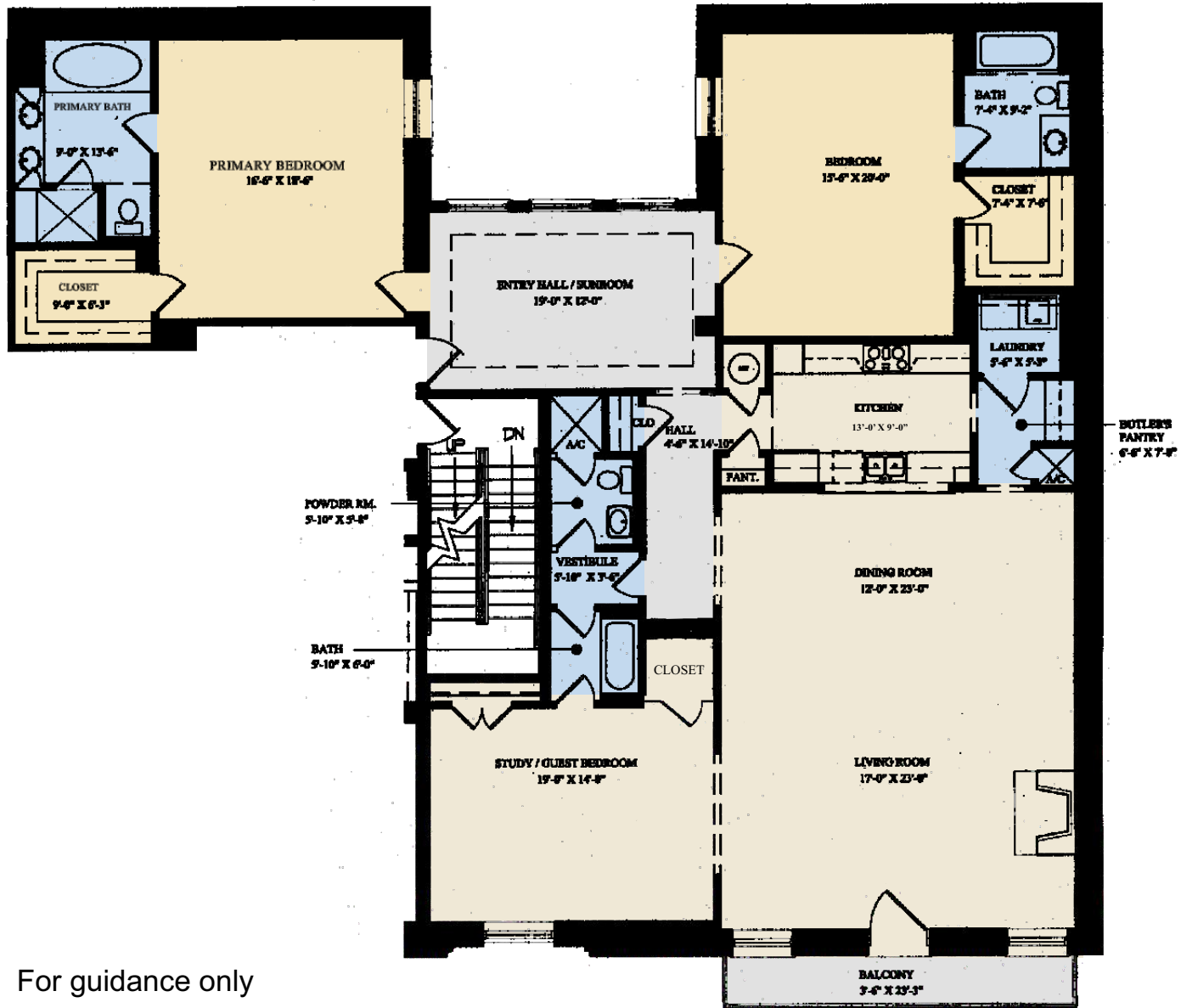


416
COMMON









For guidance only

