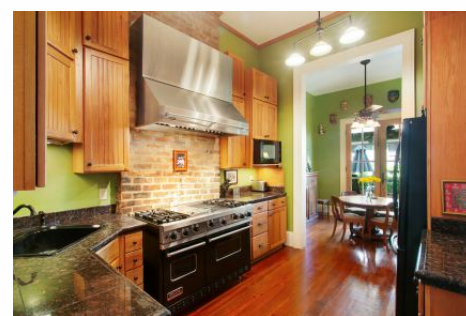


1427 Dauphine Street, New Orleans

\$680,000

**LATTER
& BLUM**
INC/REALTORS®
Since 1916



Two-story 1899 Victorian Condominium Home

A faithful restoration and renovation of an Eastlake Style 1899 Victorian residence in the Faubourg Marigny, across Esplanade from the lower French Quarter. This offering, which includes all furniture and furnishings, represent one unit in the four-unit Isle of Orleans condominium development. The buildings share a garden court and a deep fenced lot.

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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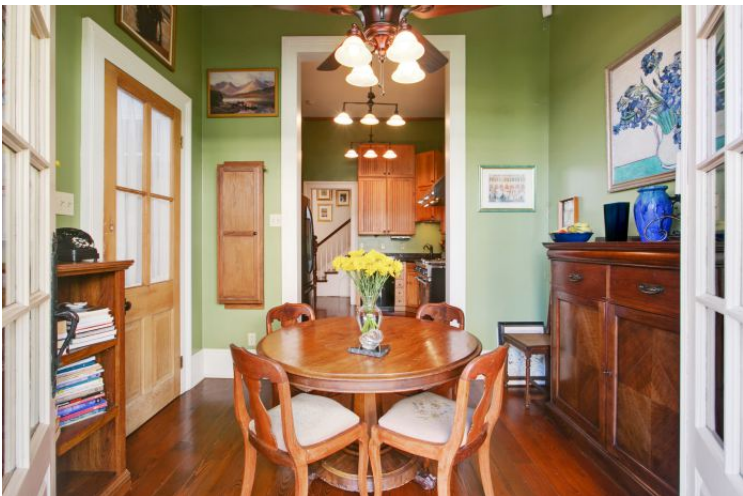


For the discerning buyer...

The Property: A two-story 1899 Victorian residence with front and rear courtyards, porches, and a balcony. Quiet private setting on deep fenced lot. Open views of streets, trees, roof tops, and skyline. Close to three city parks. Easy walk to the culture, dining, entertainment, and history offered in the French Quarter and Faubourg Marigny. Double parlor furnished as receiving parlor and dining room. Across stair hall, kitchen leads to breakfast room and rear porch, garden court and cottage. Three upper floor bedrooms, two bathrooms, powder room, kitchen, laundry, two porches and balcony. The residence living area is 1670 sq. ft.

The raised, covered porch is set back from street. Tall front windows. Planted front court enclosed by gated wrought iron fencing. Gas lanterns. Baluster viewing balcony. Front parlor, dining room, and bedrooms furnished with English, French, and American antiques. Chandeliers. Gas fireplaces in all rooms. The luxury kitchen features exceptional cabinetry, hooded Viking stove. Adjoining powder room. Breakfast room. Laundry room. French doors open onto rear porch and courtyard. Center staircase ascends with cross landing under a high stairwell ceiling. Master bedroom has a nine foot triple mirrored armoire. Balcony bedroom furnished as office/guest room with mirrored armoire. Master bath features large double end claw and ball tub with period fixtures, ornate chandelier and sconces, unique mirror. Rear bedroom has adjoining tile bathroom.

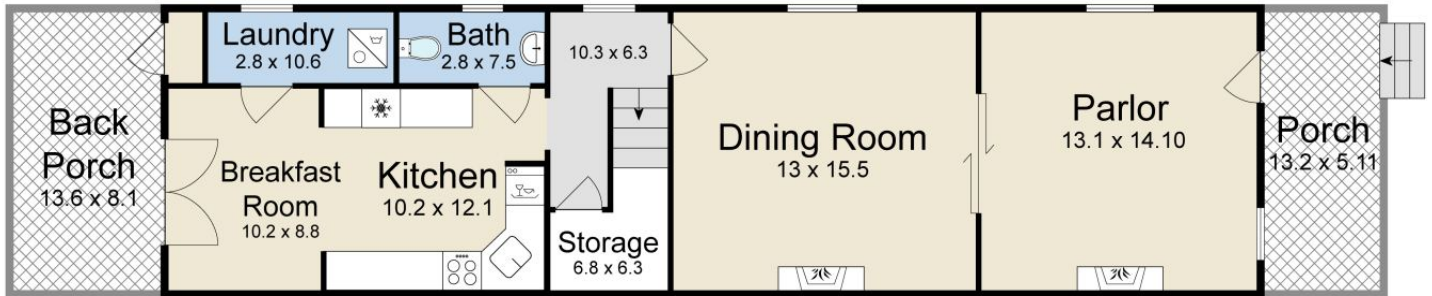




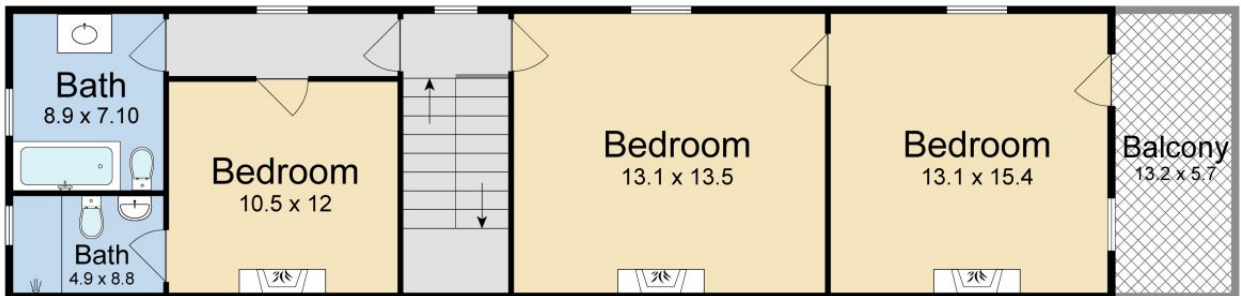


Floor Plans

1st Floor



2nd Floor



For Guidance Only

Internet Virtual Tour at
www.brittefredy.com

