

A TRULY PRIVATE RESIDENCE | RUSTIC LOFT RESTORATION

808 Baronne Street, New Orleans, Louisiana 70113 - CBD

FOR SALE | Serious Inquiries Only

www.mceneryco.com



THE McENERY COMPANY

Realty Brokerage & Asset Management Services

Office: 504.274.2701 | 810 Union Street, 4th Floor, New Orleans, LA 70112 |

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504.274.2664 direct

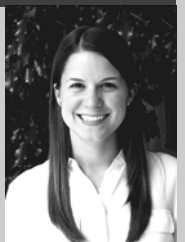
Parke@mceneryco.com



Katherine B. Eshleman

504.274.2662 direct

Katherine@mceneryco.com



808 Baronne Street

Location and Physical Description

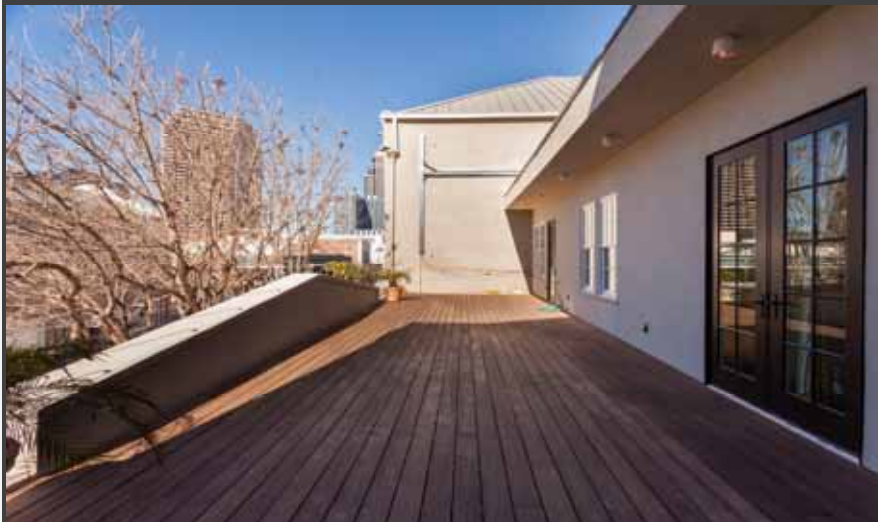
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Property Address 808 Baronne Street, New Orleans, Louisiana 70113
4,358 square feet

Total Living Area: 1890's - Completely renovated in 2014-15

Year Built: CBD-5 Urban Core Neighborhood Lower Intensity
Zoning: Mixed Use District

Comments: 808 Baronne Street is a hands on and beautifully designed renovation and conversion of an historic masonry warehouse into a very private and secure residence. The 800 block of Baronne is a quieter and comfortable location within the Warehouse District in the New Orleans historic center. The four bedroom, 3 1/2 bath private residence includes a one of a kind and oversized courtyard and exterior swimming pool. The master suite includes a huge walk-in closet, as well as a 2nd floor terrace overlooking Baronne Street. The ground floor is an open floor plan with a great room accented by reclaimed and restored exposed beams and extensive finished hard wood throughout.



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808 Baronne Street

Additional Property Detail / Offering Detail

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808 Baronne is a smart, durable and cutting edge renovation. The interior finishes and appointments are comprehensively high grade. The owner-developer left no stone un-turned in this very thoughtful conversion. Interior appointments include extensive exposed brick walls, re-claimed beams, hardwood floors, and top of the line and historically original fixtures throughout. Nearly the entire renovation is comprised of masterfully restored materials appropriately dated to the age of the building. The downstairs great room, which is open to the kitchen and an adjacent game room, is a very unique and special space with tons of natural light. 808 Baronne also includes two off-street parking spaces access through a secure garage door. Fully functional security and surveillance system already in place.

List Price: **\$2,150,000**

Price per SF: **\$493.35 per SF**

Showings By Appointment Only: **Contact Agent**



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808 Baronne Street

“The Pool”

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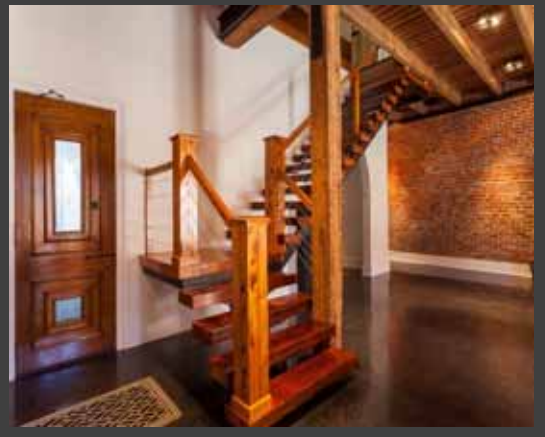
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808 Baronne

Architectural Detail & Additional Photos

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The Warehouse District

Neighborhood / Market Area

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The Warehouse District is the Spot!

Neighborhood:	Warehouse District
Status:	Ongoing re-development
Parish:	Orleans
Population Status:	Continued significant growth

808 Baronne benefits from a location in one of the calmer blocks of the historic Warehouse District in New Orleans, and is only steps away from world-renowned restaurants including award winning restaurants, Peche, Herbsaint, and Marcello's. Nearby Julia Street is also the most sought after location for art gallery occupancy, and is also only blocks from the museum district, including the National World War II Museum. There has been significant new development underway in the immediate neighborhood, and major market anchors like the new Rouse's grocery store and South Market District continue to solidify the Warehouse District as a nationally known and premier neighborhood for both locals and tourists alike. The outlook for continued growth and rent appreciation in this market is very strong.



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