

2323 Saint Charles Ave
New Orleans, LA 70130

 **LOGO** COMING
SOON

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MLS# 2025020814



\$1,200,000

3 Bedrooms | 2 Bathrooms | 2,363 Sqft

Attributed to Thomas Sully, this Garden District gem on the Uptown parade route features octagonal galleries overlooking McGehee School's Victorian facades. A grassy, iron-fenced yard adds charm and convenience for owners and pets alike. Old-growth cypress woodwork, Swarovski crystal chandeliers, original heart-pine floors, polished marble, and four fireplaces showcase the townhome's craftsmanship. Restored sash-and-pulley windows operate smoothly, allowing sunlight and breezes to flow through as originally intended. New HVAC systems with ultraviolet filtration ensure year-round comfort. Bang & Olufsen audio fills the parlor, while the bedrooms are equipped with Samsung displays, and the offices offer inspiring space for work or creativity. Designed for connected living, the home features hard-wired multi-level Wi-Fi with fiber-speed availability, while voice control integrates lighting and entertainment throughout. Stroll beneath the oak canopy to coffee, jazz, fine dining, cocktails, and shopping Gracious Bakery, Bayou Bar, Houston's, Commander's Palace, the Hot Tin rooftop, and Magazine Street's boutiques await along a shaded path lined with the city's most storied mansions. The legendary St. Charles streetcar connects your doorstep to the French Quarter, Columns Hotel, Audubon Park, and Tulane &



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