

\$4,500,000 - 223 S Union St, ALEXANDRIA

MLS® #VAAX2049196

\$4,500,000

4 Bedroom, 4.50 Bathroom, 3,338 sqft

Residential on 0.04 Acres

OLD TOWN, ALEXANDRIA, VA

Situated on Old Town Alexandria's most prestigious street, this River Row Elevator Residence at 223 South Union Street is the last available home of the six newly constructed, LEED Gold-certified homes redefining luxury living along the Potomac River. Developed by the visionary JC Development, this four-level residence offers a rare fusion of refined design, advanced engineering, and an unbeatable waterfront location—with no HOA or condo fees. Crafted from solid steel and concrete and wrapped in classic brick, the residence spans 3,366 square feet and rises four stories via a private elevator. Architectural integrity is evident throughout with 12-foot ceilings, 9-foot solid core doors, 8.5-inch white oak flooring, and expansive Andersen windows create a light-filled, contemporary interior grounded in timeless materials. The main living level features an open-concept layout flowing to a 440-square-foot outdoor terrace finished in imported Spanish porcelain tile—ideal for entertaining or alfresco dining. The gourmet kitchen is appointed with soft-close American Woodmark cabinetry, Taj Mahal quartzite countertops, and a professional-grade appliance suite: Thermador 36-inch gas range, double electric wall ovens, Bosch French-door refrigerator, Thermador dishwasher, and Sharp microwave drawer. Every detail is designed for elevated daily living and seamless entertaining. Four spacious bedrooms—each with ensuite marble-clad



baths and Kohler fixturesâ€”offer comfort and privacy. The top level opens to a 189-square-foot rooftop terrace with city and river views in select homes, enhanced by a fourth-level wet bar featuring Taj Mahal quartzite counters and a Summit beverage refrigerator. LEED Gold certification reflects the residenceâ€™s commitment to sustainability and efficiency. High-performance systems include recessed LED lighting, 2-zone Goodman HVAC with Ecobee smart thermostats, electronic air filtration, humidifiers, a Rinnai tankless water heater, and a full home sprinkler systemâ€”resulting in lower utility costs and superior indoor air quality. Additional highlights include an 800 lb-capacity private elevator, integrated surround sound, Akuvox smart doorbell, multiple laundry hookups, and a lower-level family room with a second wet bar, Taj Mahal quartzite counter, and dual-zone Newair beverage refrigeratorâ€”ideal for casual gatherings or movie nights. The oversized two-car garage (21â€™ x 20â€™) includes a low-profile door for enhanced headroom and a Kwikset keypad entry for added convenience. Each residence comes with a California Closets credit for customized wardrobe systems. This is a rare opportunity to own newly built luxury on one of Old Townâ€™s most iconic blocksâ€”just one block from King Street and steps from the Potomac River and waterfront promenade. With over 20 dining options within three blocks, four parks within six, and proximity to Lyles-Crouch Elementary School, River Row supports an effortless, enriched lifestyle.

Commuters enjoy quick access to Reagan National Airport (3.7 miles), King Street Metro and Amtrak/VRE Station (1 mile), and key routes to Washington, D.C. and National Landing. Developed by JC Developmentâ€”an esteemed firm with 25+ distinguished projects across the regionâ€”River Row is a testament

to modern luxury grounded in Alexandria’s historic charm. Residence 223 is more than a home—it’s a landmark of thoughtful design, sustainable living, and timeless elegance.

Built in 2025

Essential Information

MLS® #	VAAX2049196
Price	\$4,500,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,338
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Other, Transitional
Status	Active

Community Information

Address	223 S Union St
Subdivision	OLD TOWN
City	ALEXANDRIA
County	ALEXANDRIA CITY-VA
State	VA
Zip Code	22314

Amenities

Amenities	Bathroom - Walk-In Shower, Tub Shower, Crown Molding, Elevator, Entry Lvl BR, Intercom, Recessed Lighting, Sprinkler System, Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Wood Floors, Bar
Parking	Shared Driveway, Secure Parking, Paved Driveway
# of Garages	2
Garages	Covered Parking, Garage - Rear Entry, Garage Door Opener, Inside Access

View	City
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Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Commercial Range, Dishwasher, Dryer, Oven/Range-Gas, Range hood, Refrigerator, Six burner stove, Washer, Dryer-front loading, Microwave, Oven-Wall, Stainless Steel Appliances, Water Heater - Tankless, Washer-front loading, Exhaust Fan, Built-In Range
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding, Concrete/Block, Steel Siding
Exterior Features	Extensive Hardscape, Sidewalks, Street Lights, Balconies-Multiple, Patio, Privacy Fence, Fenced-Rear
Windows	Insulated
Roof	Metal, Rubber
Foundation	Permanent, Concrete Perimeter

School Information

District	ALEXANDRIA CITY PUBLIC SCHOOLS
Elementary	LYLES-CROUCH
Middle	GEORGE WASHINGTON
High	T.C. WILLIAMS

Additional Information

Date Listed	September 3rd, 2025
Days on Market	46
Zoning	R

Listing Details

Listing Office	TTR Sotheby's International Realty
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