

18 Audubon Place

Majestic Mansion in Coveted Location on Private Street

7 Bedrooms 5 Full Baths 1 Half Bath

Living Area –9,364 Sq. Ft. Total Area –19,550 Sq. Ft. Lot Size –100 x 196/195



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A magnificent covered porch with porcelain tiles leads to a grand formal entry hall, graced with high ceilings, an elegant medallion and chandelier, and exquisite double beveled glass front doors



Extraordinary architectural details include the sweeping original staircase, ornate crown molding and millwork, original pocket doors leading to formal rooms, and hardwood floors



Abundant light fills the library, which features an original marble mantle and walls of handsome built-in bookshelves



Formal living room brilliantly illuminated by oversized windows with extraordinary views of the neighborhood, original marble mantle, and hardwood floors



Expansive formal dining room with intricate crown molding and millwork, a beautiful medallion and chandelier, mantle, and fabulous stained glass pocket doors leading to breakfast room



Spacious breakfast room features wall of French doors offering stunning views of park like grounds and gorgeous parquet floors

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Huge den off kitchen with chandelier, custom built-ins, hardwood floors and access to back staircase



Light-filled kitchen is a blank canvas ready to be renovated into a dream gourmet kitchen



Sweeping main staircase leads to a second floor landing with all of the architectural grandeur of the first floor; in addition to four bedroom suites, the second floor also features an upstairs den



Sprawling primary suite with high ceilings, chandelier, and fine millwork embodies the epitome of luxury and elegance



Pocket doors connect the primary bedroom to a private sitting room with breathtaking treetop views of the grounds below



Primary suite includes expansive bath ready to be renovated, with luxurious details such as the marvelous chandelier and fireplace pictured above, as well as a truly gigantic closet

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Second bedroom boasts a beautiful chandelier, crown molding, mantle, private sitting room, and en suite bath



Two more airy bedrooms each with their own en suite baths (and one with French doors opening to balcony overlooking grounds) complete the second floor



Enormous third floor with den, two additional bedrooms, full bath, and ample storage space is ripe for renovation



Terrace off breakfast room with sweeping views of fenced park like grounds studded with mature trees



Patio and sparkling pool perfect for entertaining or for enjoying the solace of the ultimate private oasis

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Additional Features

Prestigious Location on Private Street with 24 Hour Security across from Audubon Park

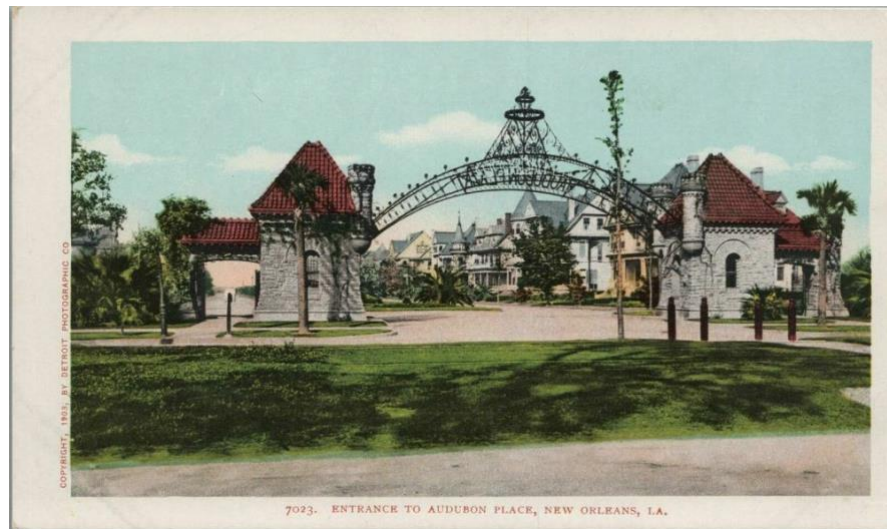
Designed by Emile Weil

New Ceramic Roof

Copper Gutters

7 Central Air and Heat Systems

Potential for Elevator to 2nd Floor, Shaft in Place

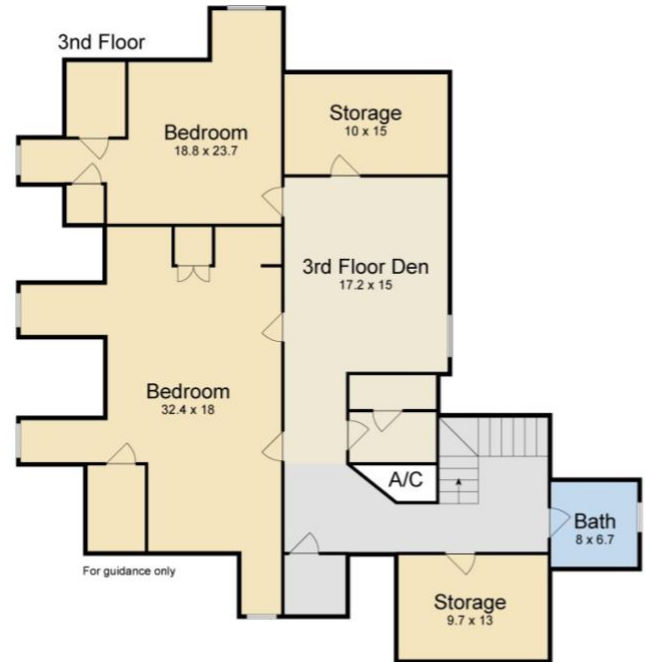
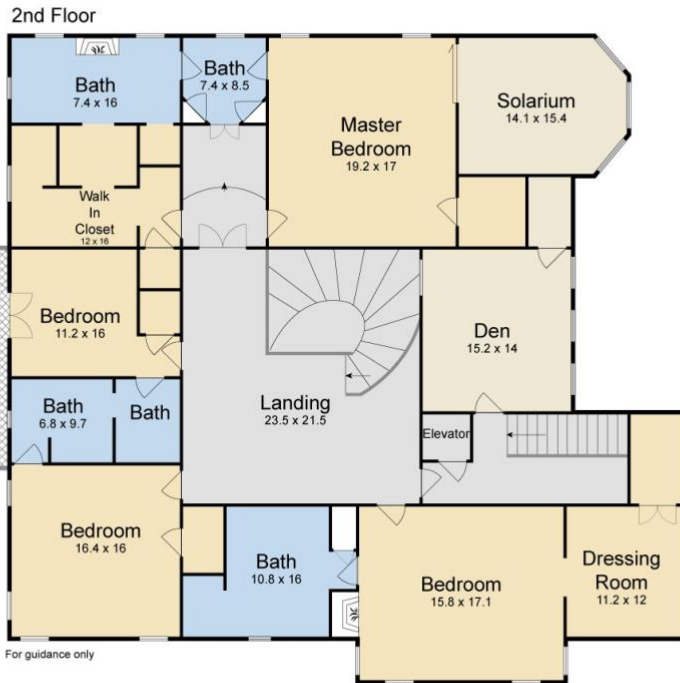
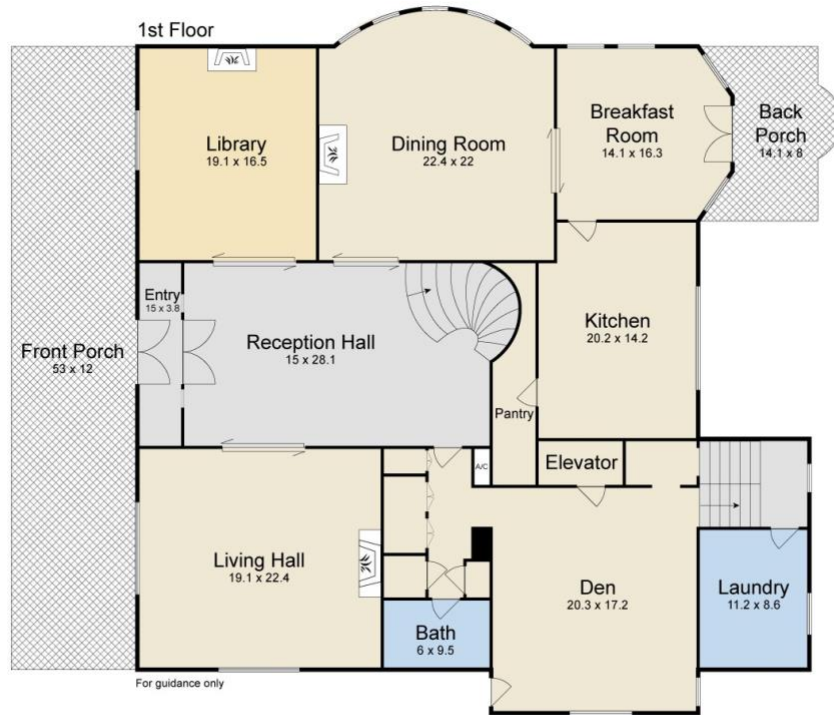


History of Audubon Place

Considered the most illustrious residential park in New Orleans, Audubon Place is a private street located adjacent to Tulane University and directly across Saint Charles Avenue from Audubon Park. Developed in the 1890s by George Blackwelder, Audubon Place was envisioned as a millionaires' enclave containing the finest residences to be found in New Orleans. The majestic Romanesque stone and iron gates which frame the entrance to Audubon Place were designed in 1894 by architect Thomas Sully.

Today the neighborhood boasts 28 spectacular residences, in styles ranging from Colonial Revival to Romanesque Revival, Queen Anne, Mission, and Renaissance Revival. These distinguished homes were designed by such renowned New Orleans architects as Favrot and Livaudais, Toledano and Wogan, Soulé and MacDonnell, Frank P. Gravelly and Company, Emile Weile, Southron Duval, Weiss and Dreyfous, Diboll, Owen and Goldstein, Andry and Bendernagle, and MacKenzie, Goldstein and Biggs.

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