

**1769 Church Street, NW  
Washington, DC 20036**

**\$1,299,000**

**Handsome Four Bedroom  
Three and a Half Bath Rowhouse  
in Dupont Circle**



This handsome four story rowhouse in true Dupont Circle is your quiet refuge from the world outside! Situated on one of the prettiest and quietest blocks in the area, two car parking and a two block walk to the metro make life even easier.

Inside, find an expansive top level master suite. A floor unto to itself, the master bedroom has an 11+ foot ceiling and includes a large, cedar-lined walk-in closet, two smaller closets, hardwood floors, two skylights and full laundry facilities. The amazing master bathroom spans the width of the home, with a separate water closet, double sinks and floor to ceiling windows. The light is amazing!

On the second floor, find two large bedrooms with 9.5' ceilings and a full bath with hardwoods throughout. The lower level has another bedroom and bathroom, storage, over 7' ceilings and front and back entrance.

Boasting an open living room-dining room floor plan and beautiful hardwood floors, the main level is perfect for entertaining. The wood-burning fireplace, large box window and half bath add to the charm and ease of life. The large kitchen has a separate bar, full pantry and eat-in dining space - perfect when you're relaxing at home alone!

Out back, entertain on your patio and back deck. With open space above the kitchen for a large roof deck or even a two-tiered deck, the possibilities are endless!

What more could you want? Come, enjoy and rest easy...you're home!



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## DINING ROOM



## BEDROOM #2



## EAT-IN KITCHEN



## BEDROOM #3



## BEDROOM #4



## MAIN LEVEL

**Entry Foyer** – Double door entry, easy to use for secure package delivery. Built-in coat closet, umbrella stand and table. Alarm system. Hardwood floors and tile floors between doors.

**Living Room** – 10' ceiling. Large south-facing box window with leaded glass and storm windows. Fireplace with glass door and mantle. Recessed lights. Two columns separating space from dining area. Hardwood floors. (21'4" x 14')

**Dining Room** – 10' ceiling. One tall window w/ storm, security bars on outside and full solid wooden shutters. Recessed and track lighting. Wooden built-in for books/decorative items. Hardwood floors. (16'6" x 11'1")

**Kitchen** – Large eat-in kitchen with pendant lighting. stainless steel Sub-Zero refrigerator w/ icemaker, Thermidor gas cooktop w/ retractable venting, KitchenAid dishwasher, wall oven and stainless steel Panasonic microwave. Glass block with clear top window for light and privacy in eat-in area. Built-in wine rack and trash drawer. Recessed light above work areas. Water filter spigot, soap dispenser, sprayer and disposer with stainless steel sink. Separately zoned heat and a/c unit. Floor-to-ceiling pantry. Door to back deck. Black and white ceramic tile. (22'7 x 8'8")

**Bar area** – Separate bar area in kitchen with glass shelving and bar sink.

**Half Bath** – Porcelain sink with newer fixture. Recessed lights. Vent. Large closet with sliding doors and non-used washer/dryer hookup. Decorative knob. Black and white tile flooring. (4'10" x 7')

## SECOND LEVEL

**Bedroom #2** – 9'6" ceiling. South facing box window (3) plus additional 4th window, leaded with storms. Two tiered wooden shutters. Recessed lights. Decorative knob. Large deep closet plus second mirrored closet. Hardwood floors. (22'9" x 17')

**Bedroom #3** – 9'6" ceiling. French doors into room w/ shaded panes for privacy. Recessed and track lights. Built-in shelving with desk area. One double-paned window and one set of French doors to possible deck out back. Roman shades. Security grates on door. Hardwood floors. (15' x 11'6")

**Full hall bath** – Bathtub with white tiling to ceiling and tiled ledge for toiletries. Shaded window with blinds. Sink with vanity and newer fixture. Mirror and wall lighting. Vent. Space wall heater. Decorative knob. White ceramic tile floor. (7'9" x 5'5")

**Hallway** – Recessed lights. Hardwood floors.

**Potential Outdoor Space Enhancement** – Easy access out bedroom #3, ready for addition. Could be 2 level with another entrance already off master bath. (22'7" x 8'8")

## MASTER SUITE



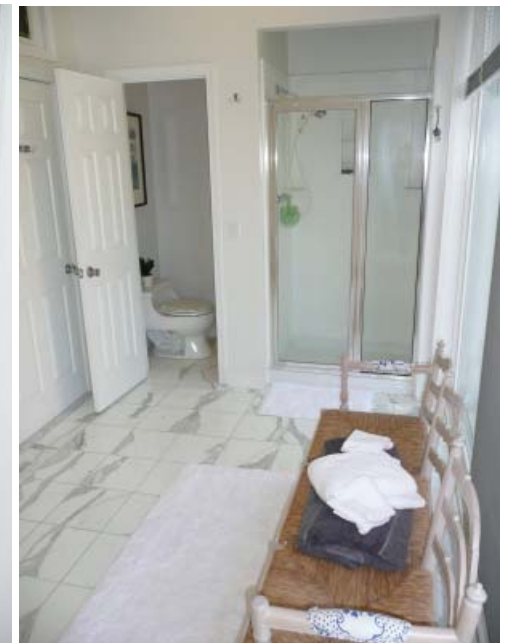
MASTER BEDROOM

## VIEW FROM MASTER BATHROOM



PART OF WALK-IN CLOSET

MASTER BATHROOM



### THIRD LEVEL (MASTER SUITE)

**Master Bedroom** – 11'4"-10'3" sloping ceiling. Three tall south-facing windows, two with leaded glass and storms, one double-paned. Three pendant lights. Skylight with blinds over stairs. Hardwood floors. (26'6" x 17')

**Closets** – Huge cedar-lined walk-in closet with lighting and skylight. Two additional closets.

**Laundry** – Large double-doored closet with free-standing washer and dryer and extra storage. Between bedroom and bath area.

**Master Bath** – Standing shower. Separate water closet with toilet. Double pedestal porcelain sinks with matching pivoting brushed steel mirrors. Dual sconces above sink areas plus additional overhead lighting. Dual toiletry shelves. Towel rack, towel hooks. Extra-large linen closet. Impressive double-paned floor to ceiling windows across whole back of bathroom with blinds. Middle window panel is actually a sliding door with screen (in case of two level deck/balcony addition). Tree in back gives extra privacy. Marble flooring. (17' x 8')

### LOWER LEVEL

**4th Bedroom** – 7'7" ceiling. Large walk-in closet with light (4'9" x 5'4"). Shallow built-in shelving. One double-paned window w/ security bars. Door and stairwell to back yard with security gate. Recessed lights. En-suite bath. (16' x 10'10").

**Full Bath** – Vanity with porcelain sink and goose-neck fixture. Mirror with wall-mounted lighting. White ceramic tile on shower walls. Full sized tub with shower. Double-paned window. White ceramic tile floor. (7' x 5'1")

**Hallway** – Connecting stairway from main level. Separate front and back entrances from lower level.

### STORAGE/UTILITY ROOM

**Utility Room** – Utility sink. Storage closet. Air handler and humidifier. Ceiling lights. Dual electric panel. Door and stairwell to front of house. Concrete flooring.

**Storage Room** – Three louvered double-paned windows. Overhead lighting. Two hot water heaters. Plenty of room for storage. Concrete flooring.

## PART OF PORCH AND PATIO



### EXTERIOR

**Parking** – Two large spaces in back of fenced yard, access from wide alley (from 18th Street or Q Street)

**Front** – All brick exterior with box window. Steps up to main level and down to lower level.

**Back** – Deck outside kitchen door, leads to back patio. Planting area, decorative trellis on side of house. Hidden trash/wood storage area. Steps to lower level under deck. Fully fenced with 7' fence.

**Location on Street** – Very quiet one-way block, closer to 18th Street

### OTHER PERTINENT INFORMATION

**Approximate square feet** - 3,282 per tax records

**Legal description** - Lot 268, Block 0156

**Renovations** - Hot water heater (2004). New membrane roof (2003). Air handler (2004).

**Taxes** - \$9,289 (2008 for owner occupant)

**Utilities** - Electric central A/C. Gas forced heat with humidifier. Public water and sewer.

**Year built** - 1890

## EASY 2 CAR PARKING!



DUPONT  
CIRCLE  
ONLY 2  
BLOCKS  
AWAY!

**NEIGHBORHOOD** (within about 6 blocks)

**Bars** – Fox & Hounds, JR's, The Big Hunt, Lucky Bar, 18th St Lounge, Brickskeller, Fly Lounge, Chi-Cha Lounge

**Bookstores** – Kramerbooks, Olsson's, Books-A-Million

**Coffee etc.** – Java House, 3 different Starbucks, Coffee & the Works, Firehook, Cosi, Teatism, Jolt n' Bolt

**Fitness** – Results, DCJCC, YMCA, DC Yoga, Joy of Motion Dance, Curves, Tranquil Space, Bikram Yoga, Yoga District, easy access to Rock Creek Park on P & 23rd

**Grocery/Drug/Hardware Stores** - Whole Foods, Safeway, Dupont Market, Firehook, CVS, Pharma Care, 17th Street Hardware, Logan Hardware

**Restaurants** – Al Tiramisu, Alero, Bistro du Coin, Cafe Luna, Dupont Italian Kitchen, Eat Bar, Etrusco, Hank's Oyster Bar, Komi, Kramerbooks & Afterwords Cafe, La Frontera Cantina, La Tomate, Lauriol Plaza, Local 16, Mandu, Montsouris, Mourayo, Obelisk, Raku, The Regent, Rosemary's Thyme, Skewers, Straits of Malaya, Sushi Taro and many more!

**Transportation** – 2 blocks to the Dupont Circle metro, north entrance. 5-6 blocks to downtown K Street, Farragut North and West metro stations. 2 blocks to 16th Street buses.

**Neighborhood** – Easy walk to Dupont Circle, Georgetown, Downtown, Logan Circle, Adam's Morgan, U Street.



**HOMES**  
*with Casey*

Information deemed reliable but not guaranteed

See more pictures at  
[www.homeswithcasey.com](http://www.homeswithcasey.com)!

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