



The cutest house in the neighborhood! Come see this renovated, charming 2 bedroom, 2.5 bath rowhouse on a quiet block of the booming U Street corridor. Awesome outside space – two balconies, beautiful patio with crepe myrtle and off-street parking! Inside, find a renovated kitchen with 42” cabinets, stainless steel appliances and granite. There is plenty of room to entertain with the dining space just off the kitchen, and bright living space on the main floor, complete with hardwoods throughout. Upstairs, find two good-sized bedrooms, two absolutely beautiful baths, hardwood floors and custom closets. Tired of staying home? Everything is just a short walk away – Yes! Organic, the U St metro, Capital Bike Share, restaurants, bars and entertainment galore! And Trader Joe’s will be here in no time!

What more could you want –
come, rest easy and enjoy!
You’re home!

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Living Room

LIVING ROOM – Recessed lighting, crown molding, hardwood floors. Double-pane tilt-out west facing window. Steel door with beveled leaded glass cut out. Large under-stair closet. Alarm system.

HALF-BATH – Kohler porcelain pedestal sink. Moen faucet. Attractive tilting beveled mirror. Three-light sconce. Marble floors. Vent fan.

KITCHEN – 42" maple cabinets with under-cabinet lighting. Dark granite countertops. Stainless steel appliances: gas range, refrigerator, professional series dishwasher, microwave oven above stove. Double-bowl stainless steel undermounted sink. Pullout Grohë fixture. Garbage disposer. Recessed lighting. Crown molding.

DINING AREA – Room for large dining table and breakfront. Three double-pane tilt-out east-facing windows. Door with nine divided lites on top. Security grates on the door and windows. Hardwood floors. Recessed lighting. Attractive five-paddle fan.

MASTER BEDROOM – Three east-facing double-pane tilt-out windows. Steel door with nine divided lites on top leading to large back balcony with view of beautiful crepe myrtle. Automatically retractable awning provides great shade! Attractive five-paddle fan. Flush mount light in hallway. Large double-door closet with custom Elfa shelving. Wooden style blinds. Hardwood floors. Crown molding.

EN-SUITE MASTER BATH – Marble floors. Pretty black vanity with stainless steel pulls and Carrera marble top with porcelain sink. Moen sink fixture. Mirrored medicine cabinet. Three-light overhead sconce. Vent fan. Skylight for natural lighting. Three bar towel rack over toilet. Large Jacuzzi tub and shower with white subway tiles and ledge for toiletries. Sliding door.

SECOND BEDROOM – Two west-facing double-pane tilt-out windows. White wide-slat blinds. Crown molding. Hardwood floors. Double door closet with custom Elfa shelving. Attractive five paddle fan.

FULL HALL BATH – Neutral ceramic tile floor with matching ceramic tile up shower walls. Jacuzzi tub. Kohler pedestal sink and toilet. Moen faucet. Large mirror. Towel rack above toilet. Overhead flush-mount light. Vent fan.

LAUNDRY – Kenmore stacked extra-large capacity washer/dryer. Ceramic tile floor.

FRONT YARD – Cast iron gate and fence. Cute yard with landscaping.

BACKYARD – Back deck. Beyond deck, larger seating area for parties and lounging. Slate tile pathway. Beautiful crepe myrtle.

RECENTLY UPGRADED - All new hardwoods and hot water heater in 2008. All new master bath in 2009.



Kitchen



Dining Space



Master Bath



Master Bedroom



Second Bedroom

PARKING – Parking area in backyard (or extended the party even farther!). Iron- framed gate with lock. Rubbermaid storage unit.

TAXES – \$3,991/year for owner occupant.

NEIGHBORHOOD WITHIN 1/2 MILE (a walkscore.com 95 – a ‘Walker’s Paradise!’):

BARS AND RESTAURANTS – Al Crostino, Alero, Almaz, Bar Pilar, Ben’s Chili Bowl/Next Door, Bistro La Bonne, Blackbyrd Warehouse, Busboys and Poets, Café Saint-Ex, Chix, Cork, Desperados, Dickson Wine Bar, Diego’s, Dukem, Eatonville, Etete, Florida Avenue Grill, Greek Spot, Indulj, Islander, Jin, Lost Society, Madjet, Marvin, Masa 14, Matchbox, Mova, Mockingbird Hill, Opera, Patty Boom Boom, Pica Taco, Piola, Policy, Red Lounge, Sala Thai, Sweetgreen, Tabaq, Tacos El Chilango, Taylor Gourmet, U4 Ria, Ulah, U- Topia, Vinoteca

COFFEE – Starbucks, Bakehouse, Café Collage, Point Chaud, U Street Café, The Wydown Coffee Bar, The Blind Dog Café

ENTERTAINMENT – Black Cat, Bohemian Caverns, Lincoln Theater, Republic Gardens, Source Theater, State of the Union, The Howard Theatre, Twins Jazz and more!

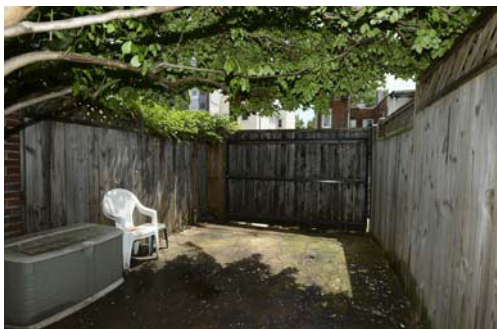
GROCERY – Yes! Organic, Smucker Farms of Lancaster, 14th & U Farmers’ Market. Plus a new Trader Joe’s due within a year at 14th and U!

RECREATION – the new YMCA (with pool and climbing wall) steps away!, Meridian Hill/Malcolm X Park, Budda B Yoga, CrossFit Praxis

TRANSPORTATION – Zipcar, Capital Bikeshare, U Street metro, various bus/Circulator lines all within 0.14 miles.



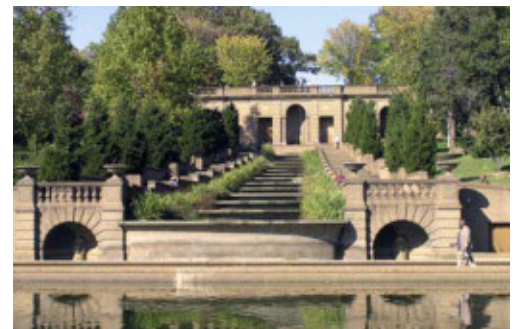
Metro and Historic Neighborhood



Parking!



Yes! Organic



Meridian Hill/Malcolm X Park



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