



Mount Pleasant

**1841 Ingleside Terrace NW
Washington, DC 20010**



Casey Aboulafia
HOMES WITH CASEY





Exterior

Front – Pretty front yard with iron gate and fence. Landscaping and charming covered front porch perfect for relaxing in the shade. South-facing.

Back – Large deck off of the kitchen/breakfast room area perfect for entertaining. Steps down to parking pad (and garage). Strip of land perfect for a backyard garden! Charming brick alleyway backs to Rock Creek Park.

Main Level

Foyer – Entry with overhead light, storm door, and 12-lite front door with mail slot.

Living Room – Bright living room perfect for entertaining. Two large front windows with wooden shutters and high side window adds additional light while still giving privacy. Decorative fireplace with mantel and wall sconces. Hardwood floors.

Dining Room – Large dining room with high side windows. Overhead track lighting. Open to back room. Swing door to kitchen. Hardwood floors.

Sitting/Breakfast Room – Perfect perch from which to relax and watch the wildlife. Six windows with white slat blinds make this room exceptionally bright. Space for breakfast table and sitting room to lounge. Overhead fan, recessed lighting, and pendant light over table. Built-in bookshelves perfect for all your cookbooks! 9-lite door leads to back deck. Hardwood floors.

Kitchen – Spacious kitchen open to dining room and sitting room. 42" maple cabinets, stainless steel

undermount sink, dishwasher, gas range, microwave, side-by-side refrigerator, granite countertops. Pot rack and pantry cabinet add to plentiful storage options. Multiple flush-mount lights, pretty Mexican tile backsplash, and hardwood floors.

Upper Level

Owner's Bedroom and Sitting Area – Large suite surrounded by 7 windows, including a full bath and large sitting room. Overhead fan. Closet. Hardwood floors.

En-Suite Bath – Enjoy the gorgeous vista while getting ready in the morning - natural light flows in through the window with a view to Rock Creek Park. Beadboard wainscoting, pedestal sink, mirrored farmhouse vanity, and overhead sconce. Walk-in shower with ceramic tile surround and toiletry niches. Vent fan. Ceramic tile floor.

Bedroom #2 – Generously sized bedroom. 3 windows with shades, closet, vintage overhead light fixture, and hardwood floors.

Bedroom #3 – Lovely bedroom with southern-facing window, overhead flush mount light, and hardwood floors.

Hallway – Large linen/storage closet.

Full Hall Bath (#2) – Large linen closet. Porcelain pedestal sink with mirrored vanity cabinet and overhead sconce. Bath vent with light. Bathtub/shower combo with ceramic tile surround and flooring.

LOWER LEVEL

Office or Bedroom #4 – Currently set up to be a perfect office with built-in storage, this space could also be transformed into a 4th bedroom without much trouble. Bright, with two windows and flush-mount lights. Individually heated with baseboard radiator. New carpeting.

Family Room – Large, bright room perfect for binge-watching Netflix, this room has recessed lighting and west-facing windows. Both a full sized closet and an under-stair closet provide lots of extra storage in addition to the utility room and connecting garage. Baseboard radiator. New carpet.

Full Bath #3 – Porcelain pedestal sink with mirrored vanity, beadboard wainscoting. Sconces, recessed lighting, and vent fan. Built in shelving for storage. Tub and shower with modern white

subway tile surround and decorative tile accent. Ceramic tile flooring.

Laundry – Side-by-side full sized washer and dryer. Utility sink. Built in storage nook. 9-lite door to backyard.

Utility Room – Large utility room with hot water heater and HVAC. Lots of storage space with shelving.

Garage – One car garage with concrete floor, room for extra storage and additional refrigerator. Automatic door. Interior door access to finished lower level of house.

NEIGHBORHOOD within 3/4 mile

Dining/Coffee – 0.3 miles to the Mt Pleasant St strip: Dos Gringos, Pear Plum Cafe, Beau Thai, Raven, Haydee's Restaurant, Los Compadres Taqueria, Purple Patch, Pollo Sabroso, and more.

Grocery/Shopping – Giant, Each Peach,

Sambar Market, BestWorld Supermarket, Irving Wine and Spirits, Ace Hardware, DC USA Center Target, Bed Bath & Beyond, etc.

Recreation – Rock Creek Park trails, National Zoo, Past Tense Yoga Studio, FIT360, and more.

Transportation – 3/4 mile to the Columbia Heights yellow/green line metro and about 1.2 miles to the red line Cleveland Park metro. Convenient bus lines on Park Rd a block away. Capital bikeshare at Lamont/Mt Pleasant St.

SCHOOLS

- Bancroft Elementary School 1 block away (being renovated, currently off site). Dual language (Spanish/English)
- Deal Middle School
- Wilson High School

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