

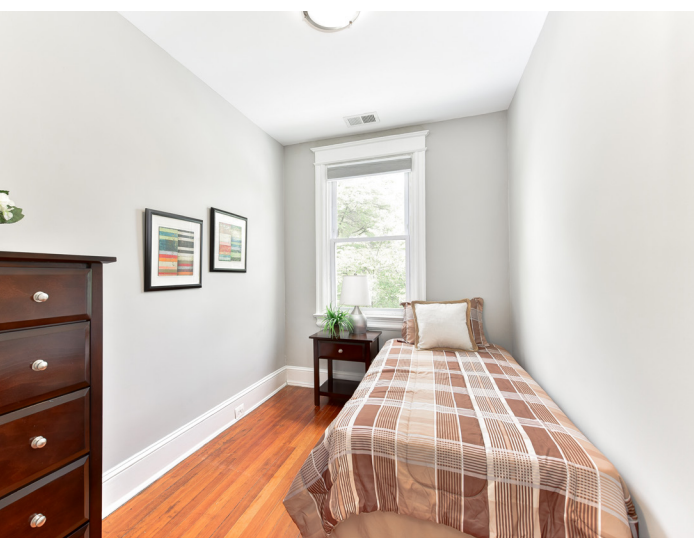


Petworth

**302 Taylor Street NW
Washington, DC 20011**



Casey Aboulafia
HOMES WITH CASEY





Classic Petworth Rowhome Close to Everything

Exterior

Front– Covered porch with lighting. Front yard with freshly trimmed hedges and wrought iron fencing. Freshly painted trim.

Back– Fenced yard with lovely crepe myrtle and potential parking pad. Alley access and direct walkout from basement.

Main Level

Foyer– Security storm door leads to wide entry foyer with first of many transom windows. Hardwood flooring throughout most of first floor. New pendant light in foyer. Staircase with traditional wood railing leads up to second level. Traditional base moulding and door/entryway casings throughout home.

Living Room– Ample lighting includes four recessed lights plus a new flush mount light fixture. Two large double pane windows with cordless pull down blackout shades. Hardwood flooring.

Dining Room– Separate dining room open to kitchen, living, and additional back sitting room. Breakfast bar. Hardwood flooring. Four recessed lights.

Kitchen– Freshly painted cabinets. Granite counters including breakfast bar. Modern tile backsplash. Butcher block. Side by side Kenmore fridge, GE gas stove, Whirlpool dishwasher. Four recessed lights, two overhead lights, three pendant lights. Ceramic tile floor.

Back Sitting Room– Additional sitting room with large closet and three double pane windows. Back door leads to stairway access to backyard.

Half Bath– Powder room with window.

Upper Level– Original hearts of pine wood flooring and original doorknobs.

Owner's Bedroom– Large owner's bedroom includes additional sitting room with cedar lined double closets (plus an extra closet in the bedroom). Sitting room boasts wall of double pane windows, an additional wall a/c and heat unit, access panel to roof, and an original window between bedroom and sitting room. Bedroom has transom window and new flush mount light fixture.

Full Bath– Brand New– New vanity, new sink, new tub with subway tile, new toilet. New ceramic tile floors. New recessed lighting and sconce. Skylight.

Bedroom #2– Double closets. Two double pane windows with cordless pull down blackout shades. New flush mount light fixture. Transom window.

Bedroom #3– Double pane window with cordless pull down blackout shades. New flush mount light fixture. Transom window.

Hallway– Hall closet. New decorative sconce lighting.

Lower Level

Front Room– Unfinished basement with two front windows. Central HVAC and hot water heater. 150 amp electrical.

Laundry– Side by side washer/dryer. Laundry sink.

1/4 Bath– Toilet in back corner, potential to convert to full bathroom.

Former Garage– Former garage space enclosed within basement. High ceilings.

Back Room– Additional unfinished storage area with access to backyard.

Neighborhood

Dining within 2 Blocks– Hitching Post, Slash Run, Gordy's Pickle Jar.

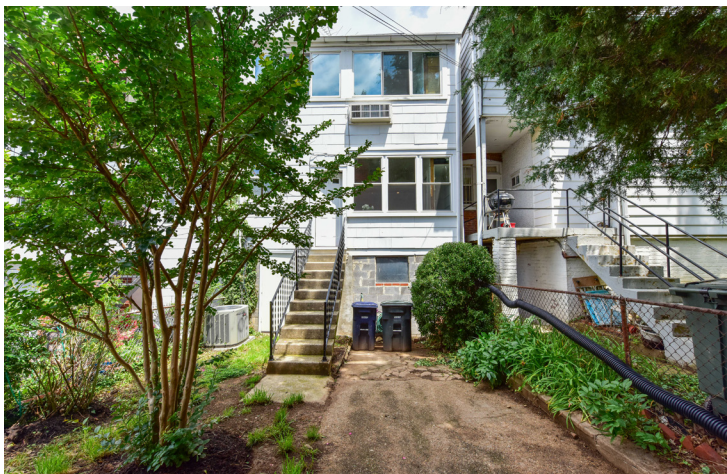
Dining within 1 Mile– The Looking Glass, Petworth Citizen, The Pitch Tavern, Timber Pizza, Himitsu, Ruta del Vino, Hank's Cocktail Bar, Qualia Coffee, DC Reynolds, Sala Thai.

Grocery– Upshur Grocery and Deli two blocks away, Yes! Organic, Columbia Heights and Petworth Farmers' Market, Safeway, Giant.

Recreation– Old Soldiers' Home/ Lincoln Cottage has Spring Fling party, 4th of July parties, Octoberfest and more, plus golf course membership \$515/year. Petworth Recreation Center playground & splash park; Bruce Monroe community park and playground; Raymond Playground nearby. Upshur Street Books and Petworth Library has events for adults and children!

Transportation– Petworth Metro ½ mile away. H8 and 60 buses two blocks away. 2 Capital Bike Shares within ½ mile.

Taxes– \$3,675/year (2017) for owner occupant)



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