



Petworth

**434 Randolph Street NW
Washington, DC 20011**



Casey Aboulafia
HOMES WITH CASEY





Classic details meet modern updates in this Petworth home

Exterior

Front – Wide flagstone front porch and walk.

Backyard – Large south-facing green lawn with raised bed, perfect for plantings. Spacious 2nd floor deck off of kitchen. Walking access/gate on side of garage to alley.

Parking – One car garage with automatic door+light and lots of room for extra storage. Two windows on yard side for natural light. Door to backyard.

Main Floor

Foyer – Exposed brick wall. Solid door with mail slot. Recessed lights. Hardwood flooring.

Living room – Two large windows with cordless up-down shades. Tray ceiling with recessed lights and ceiling fan with light. Hardwood floors.

Dining room – Open floorplan is perfect for entertaining. Tray ceiling with recessed lights. Two bright southern-facing windows.

Kitchen – Tall 42” maple cabinets with glass tile backsplash, granite counters and undermount stainless sink. Large pantry closet. 5-burner stainless steel gas stove with double ovens. Stainless microwave, French-door refrigerator with ice and water dispensers. Double trash bin pull out cabinet and specialty wine storage above fridge. Recessed lighting and pendant light. Back door with glass panes at top, and an additional window above the sink. Hardwood floors.

Half bath – Exposed brick wall. Vanity cabinet with mirror and triple-light sconce. Pocket door. Hardwood floors.

Upstairs

Master bedroom – Bright, south-facing room with two windows. White fan with light and additional recessed lighting. Two large double-door closets with Elfa shelving.

Master bathroom – Spa-like oasis! Natural light streams through skylight into this large en-suite bathroom. Pretty shaker-style white vanity with granite top and porcelain bowl, mirror and 4 light sconce above. Walk-in shower with glass sliding doors, marble shower tile with glass accent tile, ledge, spa-like body sprays, dual showerheads, including one rainfall showerhead, plus an extra handheld shower spray. Large linen closet. Recessed lights. Vent fan. Marble flooring.

Bedroom #2 – Exposed brick wall. Two windows with lined Roman shades. Overhead fan and recessed lights. Closet with Elfa shelving. Door to hall bathroom. Hardwood floors.

Bedroom #3 – One double-pane window with lined roman shades. Overhead fan and recessed lights. Closet. Hardwoods.

Full bath #2 – Deep soaking tub with jets and marble tub surround with glass accent tile. Vanity cabinet with sink, mirror, triple-light sconce. Recessed lights. Skylight. Marble tiled floor.

Attic playroom – Walk-up to open, conditioned room perfect for a children’s play room or additional storage. Recessed lights. Three windows. Exposed brick wall. Berber carpet.

Basement

Open stairway to downstairs. Back mudroom area perfect for bikes, coats and strollers. Recessed lights. Walk-out to patio area. Under-stair storage and utility closet with gas hot water heater and furnace. Electric central A/C. Large additional coat closet with washer/dryer hookups. Tile flooring.

Family room – Built-in office area and shelving. Kitchenette area with microwave, sink, granite counter, wine storage rack and medium-toned wood cabinets. Recessed lighting. Tile flooring.

Bedroom #4 – Two large windows. Recessed lights and flush mounted

light. Large walk-in closet. Tile flooring.

Full bath #3 – Tub with tile surround and glass tile accent. Vanity cabinet with mirror and triple-light sconce. Recessed light. Vent fan. Ceramic tile floors.

Neighborhood

Dining/Coffee within ½ mile – Chez Billy, Petworth Citizen, Domku, Hitching Post, Slash Run, The Pitch Tavern, The Twisted Horn, Qualia Coffee

Grocery – Yes! Organic, Petworth Farmer's Market, New Safeway

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 0.4 miles. H8 bus a block away. 2 Capital Bike Shares within ½ mile.

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