



COMPASS

**4827 46th Street NW | Washington, DC 20016**

American University Park





## Exterior

**Front** – Nice curb appeal with flat front yard and curved brick steps and walkway. Only 4 steps up to access all the living space! Storm door and front exterior light.

**Back** – Back sun porch off of the kitchen area looking out to the yard, perfect for the afternoon aperitivo. Louvered glass enclosure, storm door leading to yard via a few steps. Back planting area perfect for a summer garden. Flat grassy yard perfect for entertaining. Slate patio area is a nice spot for an outside seating area. Fenced back yard.

**Garage** – One car garage with concrete floor, side entry from yard. Automatic garage door with light. Car access from back alley.

## Main Level

**Living Room** – Cozy living space with north and west facing windows. Hardwood floors.

**Dining Room** – Dining room large enough to comfortably fit a 6 or 8 person table. North facing windows. Vintage sconce. Access to attic from steps behind door. Hardwood floors.

**Kitchen** – Cheery and spacious kitchen leading from dining room. Updated refrigerator, gas range, vent hood, freestanding microwave and dishwasher. Sunny eastern exposure, ample cabinetry, including pantry, large overhead light and neutral flooring.

**Owner's Bedroom** – Good-sized bedroom with western and southern exposures. Closet. Overhead fan with light. Hardwood floors.

**En-Suite Bath** – Vintage deco-era bathroom with separate cast iron bathtub and walk-in shower to the side. Period ceramic tile. South-facing window for natural light. Art deco lines on vanity cabinet. Porcelain sink, mirrored medicine cabinet and double-sconces. Wall rack for towels.

**Bedroom #2** – Southern and eastern exposures perfect for that morning light. Closet. Overhead flush-mount light. Hardwood floors.

## Upper Level

**Attic** – Approximately 320 square foot walk-up attic with fixed stairs for easy access. Easy to walk around on carpeted floor, it's currently a fantastic storage space. Insulated. Potential for easy expansion with pop-out dormer windows.

2 BED

1.25 BATH

## Lower Level

**Unfinished Basement/Laundry** – Access via connecting stairs inside house or walk-out steps to outside. Clean unfinished basement space of approximately 990 square feet provides tons of storage. Side-by-side full-sized washer and dryer. Double utility sink.

**Quarter bath** – Toilet in the basement means that plumbing is there for future expansion!

**Utilities** – Gas hot water heater and newer-looking boiler/radiator heat. Electric central air conditioning.

**Approximately 1,075 square feet finished space.**  
**2,405 total square feet + garage space.**



## Neighborhood within a mile

**Dining/Coffee** – Starbucks, Lia's, The Capitol Grill, Clyde's, SeoulSpice, SushiKo, Le Chat Noir, Mattise, District Taco, Beefsteak, Potomac Pizza, Millie's and much more.

**Grocery/Shopping** – Rodman's Grocery 5-6 blocks away. Tenleytown or Friendship Heights Whole Foods ¾ mile away. Wagshal's under a mile away.

**Nearby Parks/Recreation** – Ft. Bayard Park/Playground just a block away. Friendship (Turtle) Park and Rec Center just under a mile. Wilson Aquatic Center just 0.8 miles away. Tenleytown Library ¾ mile away.

**Transportation** – About 3/4 mile to both the Friendship Heights and Tenleytown metros. Two blocks to bus lines on River Road and Western Avenue.



## Schools

Janney Elementary School  
 Deal Middle School  
 Wilson High School



Homes with Casey

### Casey Aboulafia

Vice President, GRI, Green, ABR, SRS, CIPS  
 Realtor® DC/MD/VA  
 202.780.5885  
[casey@homeswithcasey.com](mailto:casey@homeswithcasey.com)

### Kristen Johnson

Director of Operations  
 Realtor® DC/MD/VA  
 202.465.2370  
[kristen@homeswithcasey.com](mailto:kristen@homeswithcasey.com)