

**3902 Kansas Ave, NW  
Washington, DC 20011**

**\$595,000**



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## **Make this Beautifully Renovated, Inviting Columbia Heights Townhome Yours!**

This was no small-time transformation! This beautiful 3 level, 4 bedroom, 2.5 bath semi-detached townhouse was completely gutted and restored in 2006. Open to the south, east and west, light shines through every room in the house!

This home boasts plenty of curb appeal. With a picturesque front yard and wide porch, watch the world go by while you sip your morning coffee. Or, grill out on the back deck or patio while enjoying the company of your friends & family in the expansive back yard!

Inside, you will not be disappointed. On the main level, the oak wood floors were restored to their original brilliance. The layout is ideal with a large living room and formal dining room. And you won't believe all the space in the kitchen—complete with stainless steel appliances, Silestone quartz counters and large pantry. A half bath completes this level.

Upstairs, you will find three bedrooms and a large office or fourth bedroom. The cheery renovated bathroom is complete with a restored mirrored vanity. Downstairs is an informal living room, sleeping alcove (or extra bedroom), full bath and laundry. Throughout the house, the naturally trimmed wood doors and windows give the home a warm feeling.

Location couldn't be more perfect—convenience is paramount! Walk to the metro, Yes! Organic, Capitol Bike Share, farmer's market, playgrounds, restaurants, cafes and bars in only minutes. Even central Columbia Heights is only a 10-15 minute walk. And your garage parking with automatic door out back completes the package.

What more could you want?  
Come, enjoy and rest easy...you're home!



Long & Foster, Woodley Park Office  
2300 Calvert Street, NW / Washington, DC 20008  
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## SPACIOUS LIVING ROOM



## RENOVATED KITCHEN



## STUNNING DINING ROOM



## LOWER LEVEL LIVING ROOM



## LOWER LEVEL SLEEPING/BR #4



## MAIN LEVEL—9' high ceilings

**Foyer** – Entry pendant light. Decorative wooden radiator cover. Decorative shaded glass front door with overhead transom. Original oak wood floors at entry.

**Hallway** – 2 pendant lights. Coat rack and built-in cubbies for shoe storage. Ceramic tile in hallway. Stairway to basement.

**Living Room** – Two double-paned east facing windows. Security bars. Three overhead lights, two recessed lights on dimmer. Decorative wooden cover for radiator. Original 1" wide strip oak floors.

**Dining Room** – Two double-paned south facing windows with 1/2 panel decorative security bars. Chandelier. Four recessed lights on dimmer. Decorative wooden cover for radiator. 10 pane original wood door to kitchen with overhead transom.

**Kitchen** – Beautiful Brookwood soft-close cherry wood cabinets. Specialty trash, pot drawers and lazy Susan cabinets. Kenmore stainless steel gas stove, dishwasher and refrigerator. Silestone quartz countertops—tons of counter space. Two 3-light chandeliers. Recessed lights. Deep double sink with filtered water tap and sprayer. Informal kitchen bar seating. 3 double-paned west facing windows with security bars. Nine paned steel door to deck/yard adds extra light. Ceramic tile flooring.

**Pantry** – Large pantry storage closet with shelves. Overhead light. Ceramic floors.

**Half Bath** – Porcelain pedestal sink. Chrome fixtures. Pivoting mirror. Modern chandelier. Towel rack. Vent. Ceramic floor.

## LOWER LEVEL

**Living Room/4th Bedroom** – Flexible space would allow for both living area and separate bedroom if desired. Two double-paned sliding windows with security bars in front (east) of house. One double-paned window with security bars along south wall in bedroom area. Recessed lights. Carpet. Walk-out exit to back yard.

**Full Bath #2** – Walk-in shower. Porcelain sink. Chrome fixtures. Flush ceiling light. West-facing double-paned window with security bars. Ceramic tile floor.

**Laundry** – Kenmore washer and dryer. Utility sink. Overhead light.

**Utility** – 40 gallon AO Smith hot water heater. Gas boiler. Overhead light. Extra storage space.

OFFICE/BEDROOM #4



MASTER BATH



THIRD BEDROOM



MASTER BEDROOM



SECOND BEDROOM



### UPPER LEVEL—8.5' high ceilings

**Hallway/Stairs** – Hallway overhead light. Carpet over original pine floors.

**Master Bedroom** – Two double-paned, natural wood framed, south-facing windows with blackout roller shades. Original stained doors with antique hardware and transoms. Overhead flush-mount light. Carpet over original pine wood flooring.

**Office** – Four west-facing, natural wood framed, double-paned windows. Four south-facing block windows. Large closet. Two 4-light flush mount overhead lights. Original natural stained door w/ 1/2 panel glass and transom. Bamboo floors. Entry off of master bedroom.

**Full Bath** – Bathtub with ceramic subway tile and decorative glass tile trim surround. Porcelain sink mounted on storage cabinet. Additional storage cabinet. Original restored wood framed medicine cabinet. Chrome fixtures. Crown molding. Three towel bars, face towel bar. Vent. Three light sconce over mirror. Ceramic tile floors.

**Bedroom #2** – Two east-facing double-paned windows with natural wood casing and blackout roller shades. Large closet. Flush mount ceiling light. Original wood door with overhead transom. Vintage door hardware. Carpet over original pine flooring.

**Bedroom #3** – One east-facing double-paned window with natural wood casing and blackout roller shade. Closet. Flush mount ceiling light. Original wood door with overhead transom. Vintage door hardware. Carpet over original pine flooring.

### EXTERIOR

**Front** – Landscaped front yard with decorative black steel fence and gate. Mature maple tree. Wide front sidewalk and walk up to steps. Large front porch w/ decorative wood panel ceiling and fan. Newer porch roof. Recessed light at entry. Window at bottom of crawl space under porch. Brick façade with slate roof on top front.

**Back** – Wood deck out of back kitchen door with steps down to yard. Large bluestone slate patio and walkway to garage. Five foot tall steel iron fence with gate entry from alley side and back side. Large landscaped green space with small pin oak tree. Exterior outlet and hose hookup. Entry to basement from yard.

**Exterior Storage** – Both open under-porch storage and large enclosed storage area in back. Storage under porch in front.

**Parking** – One car garage parking with space for 2 motorcycles as well (complete with separate side entry). Automatic garage door with overhead light. Extra room for storage.



## GARAGE W/ AUTOMATIC DOOR



WITHIN A FEW BLOCKS—GROCERY, RESTAURANTS, METRO, PLAYGROUNDS, BASKETBALL COURTS, CAFES & MORE!



## NEIGHBORHOOD

**Dining/Coffee/Bars within few blocks to ~1/2 mile** – Alero, Columbia Heights Coffee & Café, Domku, Island Café, Looking Glass Lounge, Meridian Pint, Pho Viet, Qualia Coffee House, Red Derby, RedRocks Pizzeria, Sala Thai, Social, Sticky Fingers, Sweet Mango Café, Taqueria Distrito Federal, Thaitanic, Top Spanish Café and Catering, Wonderland, various fast food (Wendy's, Subway, Julias Empenadas, Five Guys, Potbelly)

**Grocery** – Yes! Organic and Safeway just a few block walk, new Giant about a 10-12 minute walk.

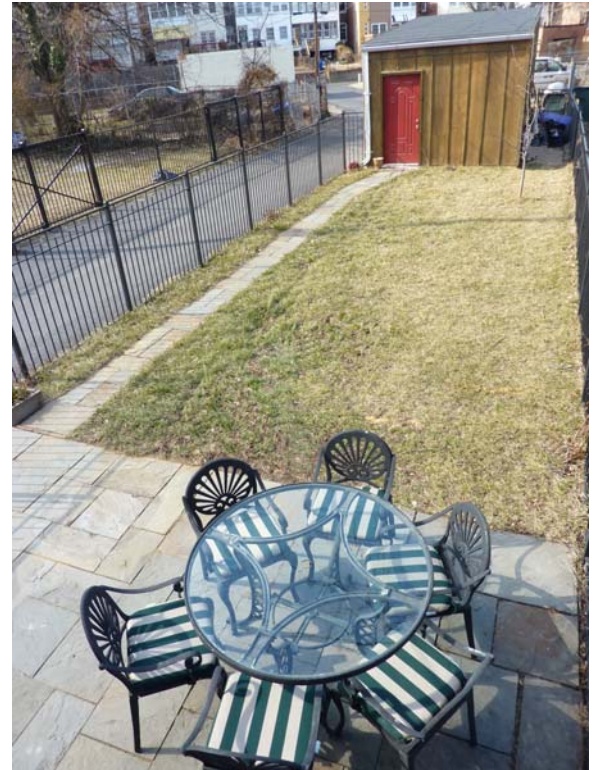
**Other Shopping/Conveniences within 3/4 mile** – CVS, Target, Bed, Bath & Beyond, Staples, Best Buy, Bank of America, PNC bank, various dry cleaners

**Recreation/Entertainment** – Upshur Park and Recreation Center, Petworth Recreation Center & Park (with basketball courts, tot lot and splash park), Washington Sports Club, Quiet Mind Yoga, Tivoli Theater, new Petworth Library

**Transportation** – Petworth metro stop (green/yellow line) and Capitol Bike Share just a 5 minute walk. Columbia Heights metro 15 minute walk.

**Coming Soon!** – New renovation to Safeway a couple blocks away already in the works.

## BEAUTIFUL BACKYARD & PATIO



## OTHER PERTINENT INFORMATION

**Legal description** - Tax/Map 2907//0050, Lot 50, Block 2907

**Land type** - Urban Land Sassafras Chillum

**Renovations** - Completely gutted in 2006: all new windows (Pella & Anderson—wood framed inside/vinyl outside), doors, deck, fence, garage, kitchen, carpet, plumbing, electric, hot water heater and HVAC, drywall, bathrooms, patio, acoustic sound insulation in interior walls, roof on front balcony. Refinished wood floors, original doors and vintage hardware.

**Taxes for Owner Occupant** - \$3,056/year

**Utilities** - Gas water heater. Electric central A/C and gas heat boiler. Baseboard heat in office, kitchen and basement. Public water and sewer.

**Year built** - 1917

Information deemed reliable but not guaranteed.

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