

MCLEAN GARDENS



LINDSAY REISHMAN
REAL ESTATE
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3801 39TH ST NW, #D82
WASHINGTON DC 20016



Tucked alongside Glover Archbold Park is the community of McLean Gardens where comfortable living meets city convenience. This upper level condo has a spacious and open floor plan, and natural light can be found in every room. The flowing floor plan makes entertaining easy! Gorgeous hardwoods gleam throughout the main living space, and you won't be without storage - there is a large pantry off of the kitchen and an additional private and secure storage room.

The neighborhood of McLean Gardens offers its residents an active lifestyle with running trails, parks and playgrounds just steps away. Additionally, the restaurants and services of Cleveland Park and Tenleytown are just around the corner. Development is also almost complete on the Cathedral Commons complex, bringing a Giant Grocery store and other retail to the neighborhood.



Living Room - The bright living room welcomes you into the house. With two large windows, it catches tons of natural light! Beautiful hardwoods.

Dining Room - Center light fixture. Adjacent to the galley kitchen and open living room.

Kitchen – Sleek and updated kitchen with ceramic tile backsplash and flooring. Butcher block countertops. Additional large pantry room found off of kitchen.

Master Bedroom – Generously sized bedroom with two closets and carpet.

Second Bedroom – Bedroom with closet, one window and carpet.

Bathroom – Nicely tiled bathroom with natural light.

Extra Storage Unit – Large private locked unit in building conveys with property.

Laundry – In-unit washer and dryer.

McLean Gardens Amenities:

- Outdoor pool
- Ballroom and community center
- Benches
- Bike racks
- BBQ areas



HOMES *with Casey*

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Nearby Attractions:

- Newark Street Dog Park
- Newark Street Community Garden and Children's Garden
- Glover Archbold Park and Nature Trail
- Playgrounds
- Tennis courts

Local Services + Transportation:

- Walkable to everything in Cleveland Park and Tenleytown
- Local Restaurants - Café Deluxe, Cactus Cantina, 2 Amy's, Cava Mezze, Nando's Peri Peri, Café Ole, Guapos and much more!
- Cathedral Commons Giant Food and retail - under development blocks away. Whole Foods (0.7 miles). Tenley Market (0.5 miles)
- Sidwell Friends School, American University close by
- Renovated Tenleytown Library (0.6 miles)

Transportation:

- Capital Bikeshare station (0.3 miles)
- ZipCar locations close by (0.3 miles)
- Various bus lines (0.2 miles+)
- Tenleytown red line metro (0.6 miles)

Other Information:

- Monthly Condo Fee: \$380.43
- Condo Fee Includes: water, sewer, trash removal, common area maintenance, lawn maintenance, all amenities, master insurance policy, management, and more
- Estimated Real Estate Taxes: \$2,531 (per year per owner occupant)
- Total Square Footage: approx. 870
- Utilities: Heating (Electric), Cooling (Electric), Hot Water (Electric), Water/Sewer (Public)
- Pet friendly! Investor friendly!



Casey Aboulafia

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