

LOWER LEVEL

Family Room/Bedroom #4 – A lower level you can hang out in without the lights on! This expansive room provides amazing flexible living space. Use it as an additional bedroom, large family room, office, workout space or all of the above - options are endless. Neutral ceramic tile flooring with baseboard molding, recessed and flush mounted lighting. Large double-door closet, plus two additional closets for storage. Two deep window wells through the large Pella casement windows with removable grates allow lots of light, give tons of privacy, and includes an iron ladder for safety/egress.

Full bathroom #3 – Bath with floor to ceiling modern ceramic subway tile walls and glass shower enclosure. Vanity sink cabinet with porcelain undermount sink and quartz counters with backsplash.

Brushed nickel Moen fixture, mirrored vanity cabinet and double-light sconce. Vent fan.
Storage/Utility – Front foyer coat closet. Three additional closets in the lower level.

EXTERIOR

Private Roofdeck –Breathtaking rooftop view, including the Washington Monument! Walk upstairs and open the hydraulic hatch to your large private roofdeck made from TimberTech composite decking. Exterior lighting and outlets make it the perfect entertaining space. Solar hookup installed.

PARKING – One on-site parking space included.

UTILITIES –

- Sprinkler system throughout.

- High-Efficiency Mitsubishi ducted mini-split heat and A/C means you can control every level separately! Bathrooms have supplemental timed heaters.
- AO Smith 50 gallon electric hot water heater.

NEIGHBORHOOD

Commute – Two blocks to the Shaw metro station (yellow, green, blue lines); 1 mile to McPherson Square (orange, silver lines); 1.2 miles to Gallery Place (red line).

Grocery within 1-5 blocks – Union Kitchen Grocery, Trader Joe’s, O St Giant, U Street Farmers Market. Whole Foods coming 3-4 blocks away in 2020!

Recreation – 9:30 Club, Lincoln Theatre, Howard Theatre, Malcolm X/Meridian Hill Park.



COMPASS



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3BD + DEN | 3.5BA | APPROX. 2,000 SQ FT

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GREEN FEATURES

Built to and exceeding stringent Enterprise Green Communities standards, including Energy Star rated appliances; incorporating the sustainable practices and products via DOEE and DCSEU guidelines. See insert for more details!

MAIN LEVEL

Kitchen – Beautiful, open kitchen with Sub-Zero counter-depth refrigerator with a bottom freezer and icemaker, Viking microwave with exterior venting, Viking dishwasher and Wolf induction range. Boil your water in no time flat! Lots of cabinetry and countertop space, including breakfast bar. Beautiful marble-like solid quartz counters. Stainless undermount sink and pull spray fixture with motion sensing control. Flush mount light, under counter cabinetry lights and two pendant lights above bar. Hardwood floors.

Dining Room – Dining room open to kitchen and breakfast bar. Whirlpool stainless and glass beverage fridge. Recessed lighting. Southern-exposure Pella window. Finished in place hardwood oak flooring.

Living Room – Entry-level living room with four Pella windows make things light and bright all day long! Open concept floorplan with dining and living rooms. Recessed lighting. Finished in place hardwood oak flooring.

Half Bath – Large powder room with porcelain pedestal sink, mirrored vanity cabinet for storage, vent fan, overhead sconce and hardwood flooring.

UPPER LEVEL 1

Bedroom #2 – Large bedroom with three east and south facing Pella windows. Double-door closet. Seating ledge in corner, floor moulding. Flush-mount light. Oak hardwood floors.

Full Hall Bath #1 – Beautiful hall bath with tub and glass door shower enclosure with subway tile to the ceiling. Frosted glass doors cover the windows for privacy and allow tons of

natural light into the bathroom. Vent fan with timed shutoff, supplemental timed heater and recessed light. Pocket door separates sink from toilet/tub so two can get ready at once! Mirrored vanity cabinet above large storage sink cabinet, porcelain sink and Moen fixture. Overhead sconce. Ceramic tile floors.

Laundry – Stacked full-size, high-efficiency LG washer and dryer in hallway.

Bedroom #3 – Bedroom with sunny southern view through the Pella window. Flush-mount overhead lighting. Super-deep wrap-around closet with lighting. Floor moulding and hardwood oak flooring.

UPPER LEVEL 2

Owner's Suite – Bright third floor owner's suite, complete with walk in closet, 4 double-paned Pella windows with eastern and southern exposures. Two large walk-in closets, plus additional closet at room's entrance. Recessed lighting and flush mount overhead light. Floor moulding and hardwood oak flooring.

En-Suite Full Bath #3 – Owner's en-suite bathroom with double-sink cabinet, porcelain sinks, chrome fixtures and beautiful quartz counters with backsplash. Lighted vanity mirrors with storage make the morning routine a breeze. Overhead dual sconces and recessed lighting. Privacy toilet with sliding door. Glass door shower enclosure with soap and toiletry storage, and bench seat with quartz ledge. Floor to ceiling subway tile and modern ceramic tile floors. Vent fan with timed shutoff, supplemental timed heater.

Bar/Office Nook – Beautiful bar area with southern rooftop view. Additional bar refrigerator. Seating and workspace for officework. Round bar sink with oil-rubbed bronze pull-spray fixture. Quartz countertops. Perfect for the days you have to work at home or the evening parties on the roofdeck!