



COMPASS

3901 Connecticut Avenue NW #308

Cleveland Park/Forest Hills



Homes with Casey Team

You deserve a better experience,
and who you work with matters.





Foyer – Gracious entry foyer with built in corner cabinetry and refinished original oak hardwoods. Extra-large entry closet with hanging and shelving.

Kitchen with Eat-In Breakfast Room – Spacious cheery kitchen with white cabinetry, including large pantry and eat in breakfast nook. East-facing window provides the perfect space for the morning coffee. Gas range, built-in microwave, bottom freezer refrigerator, dishwasher and porcelain double-sink. Under counter lighting and new marble-veined ceramic flooring. Overhead fan with light.

Dining Room – Formal dining room off of kitchen perfect for grand dinner parties! Chandelier and double-sconce lighting with crown molding, wide entry to sunroom/office nook with original sidelight and transom details. Refinished original oak hardwoods.

Sunroom/Office Nook – Three eastern view double-paned windows make this the ideal spot to work from home or read! Spacious enough for a desk, the room includes a pendant light and original refinished oak hardwoods.

Living Room – Sunny and quiet living room with space for entertaining and reading, with a green view through three large east-facing windows. Original glass lite details to office nook. Crown molding and beautiful hardwood oak flooring.

Owner's Bedroom – Bright third floor owner's suite is in the back of the building overlooking green space. Three double-paned windows and closet complete the room. Refinished original hardwood oak flooring.

Full Owner's Bath #1 – Sunny bathroom with tub, white ceramic tile floor and bath surround, porcelain pedestal sink, mirrored vanity cabinet for storage with side sconces, a large linen closet and a large double-paned window.

Bedroom #2 – Generous bedroom with closet, two double-paned windows, overhead pendant light and refinished oak hardwood floors.

Hall Storage – Additional hall linen/storage closet in bedroom suite walkway.

Full Hall Bath #2 – Large bathroom with vintage blue and white ceramic tile floor and white ceramic tile bathtub surround, porcelain pedestal sink, and mirrored vanity cabinet for storage with side sconces.

Bedroom #3 – Generous bedroom with ceiling fan, two double-paned windows, closet and refinished original oak hardwoods.



Storage – Additional lower level storage unit. Front foyer coat closet. Three additional closets in the lower level. Two linen closets. Bike storage at lower level.

BUILDING AMENITIES – Gym, secure bike storage, bright clean common laundry room (install in-unit may be possible with condo approval). On-site maintenance person and off-site professional management. Front desk area holds packages.

PARKING – One surface on-site parking space included (#25). Separately deeded.

UTILITIES – Gas cooking and electric separately metered. Wall unit A/C in each main room (central a/c installation may be possible with condo approval). Radiator heat included with condo fee.

INVESTOR and PET INFORMATION – Renting and pets allowed.

FINANCIAL - Condo fees \$965/month. Taxes about \$5,188/year for owner occupant.

NEIGHBORHOOD

Commute - Just blocks to either the Van Ness or Cleveland Park red line metros

Grocery within 1-5 blocks - Giant, Yes! Organic, (new) Streets Market and the Cleveland Park Saturday Farmer's Market, Vace

Restaurants - Sfoglina, Sababa, Bindaas, St. Arnold's Mussel Bar, Medium Rare, Pho 14, Dolan Uyghur, Spices, Tino's Pizza, Indique, Trattoria Al Volo, Fat Pete's, Thai Pad and more!

Recreation/Entertainment - Rock Creek Park trails just down Tilden or Porter, Gold's Gym a couple blocks away, Levine Music events on Upton, National Zoo, Uptown Theater all within blocks.



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