

Full Bath #3 – Standing shower with glass door. Mirrored vanity cabinet, and neutral white sink cabinet. White ceramic flooring. Double-paned window to the backyard. Triple-light sconce.

Utility/Laundry – Large walk-in utility/laundry room with two windows, utility sink and washer and dryer. Carrier Infinity a/c and gas furnace with Electronic air cleaner and Aprilaire humidifier. One very large walk-in storage closet, secondary closet and two free-standing storage cabinets convey. Room for workbench.

PARKING – Access to alley from back means you could have parking at the back of the yard if desired. Block is quiet with plenty of street parking.

UTILITIES – Carrier Infinity central a/c and heat.

FINANCIAL – \$6,954/year for owner occupant.

NEIGHBORHOOD

Dining Within a Mile – Sfoglina and Thai Pad are a nice few-block stroll. Cathedral Commons' 2 Amys, Raku, Silver, Cafe Deluxe, Heritage India and Cactus Cantina are all ¾ mile.

Coffee – BreadFurst is a 10 minute walk. Bourbon Coffee is 2 blocks away. Also nearby are Starbucks, Little Red Fox, Politics and Prose.

Grocery – Whole Foods and the VanNess and Cathedral Commons Giants are ½-¾ mile from your front door.

Recreation and Hiking – Hearst Playground (and coming outdoor public pool), soccer and tennis fields, Hearst Elementary playground all within

blocks. Entrance to Glover-Archibold trails/park *just* 3 blocks away. Golds Gym, The Washington Ballet School, Solid Core, Pure Barre, Orange Theory and more.

Pool – Year-round Wilson Aquatic Center is about 7 blocks up - free to all DC residents year-round! Hearst Rec Center Pool is coming. Cleveland Park Club is a great neighborhood social club with a summer pool, fun events, camp and more.

Schools – In-bounds for Hearst Elementary, Deal Middle School and Wilson High School. Sidwell Friends, Georgetown Day School, Franklin Montessori, Beauvoir, Maret, St. Albans, Cathedral School are all within a couple minute drive.

Transit – The red line VanNess and Tenleytown metros are about ½ mile.



COMPASS



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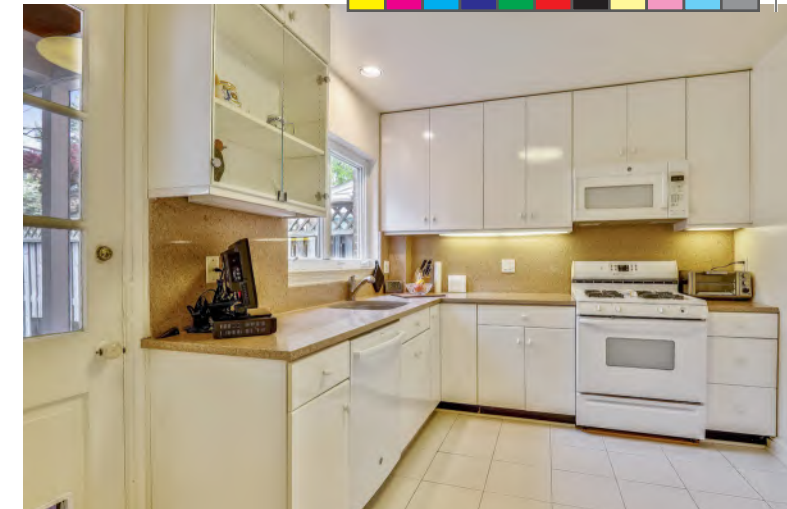
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North Cleveland Park

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3BD | 3BA | APPROX. 2,106 SQ FT

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MAIN LEVEL

Entry – Enclosed entry vestibule with storm door and overhead light. Entry foyer with flush mount light. Coat closet. Hardwood floors.

Living Room – Spacious living room with arched passageways and crown molding. Wood burning fireplace and original mantle. Large double-paned north-facing casement picture windows. Two casement windows flanking the fireplace. Hardwood oak floors.

Dining Room – Spacious formal dining room with double doors leading to the screened-in porch. Modern deco chandelier. Two east-facing double-paned windows. Chair rail molding. Hardwood floors.

Kitchen – Bright kitchen with two large south-facing double-paned casement windows with view to the yard. Modern white 42" cabinets, Silestone quartz counters. Gas range, GE profile microwave, refrigerator and dishwasher. Bright overhead light fixture and recessed task light. Neutral white tile flooring. Large pantry off of kitchen. Door with 6 glass panes leads to the screened patio.

Back Porch/Yard – Covered back screened porch perfect for enjoying dining al-fresco! Overhead ceiling fan and door to yard. Lush flat, green yard leading out to alley. Fully fenced yard with 6' fence and additional 1' trellis fencing. Mature azaleas and evergreens border the yard. Exterior steps to basement on side.

UPPER LEVEL

Owner's Bedroom – Spacious enough for a king size bed,

the owner's suite has beautiful oak hardwoods under the carpet. Four double-paned casement windows, two north and two east-facing. Flush mounted overhead light. Closet.

En-suite Bath #1 – Vintage master suite with deco fixtures and ceramic tile floor and glass-door shower. Two mirrored storage cabinets. Marble-topped vanity sink cabinet. Three-light sconce and north facing casement window.

Bedroom #2 – Corner bedroom with east and south-facing double-paned casement windows with blinds. Closet. Flush-mount light. Hardwood oak floors.

Full Bath #2 – Hall bath with white tile surround to jetted tub. North-facing double-paned casement window. Neutral sink cabinet and mirrored vanity cabinet with triple-light sconce. White ceramic tile floor.

Bedroom #3 – Bedroom with double sliding door closet and additional closet. Two south-facing double-paned windows with blinds and view to backyard. Hardwood oak flooring.

Upper Hallway/Storage – 2nd floor landing with linen closet. Hardwood floors. Pull down attic for over 600 sq ft of storage!

LOWER LEVEL

Recreation Room – Finished living room with recessed lights, built in bookcases and neutral carpet. Two windows and a full glass door leading to the steps up to the yard. Two storage closets.