

120 Kentucky Avenue SE

WASHINGTON, DC 20003

JENN
SMIRA
TEAM





5 BED | 3.5 BATH

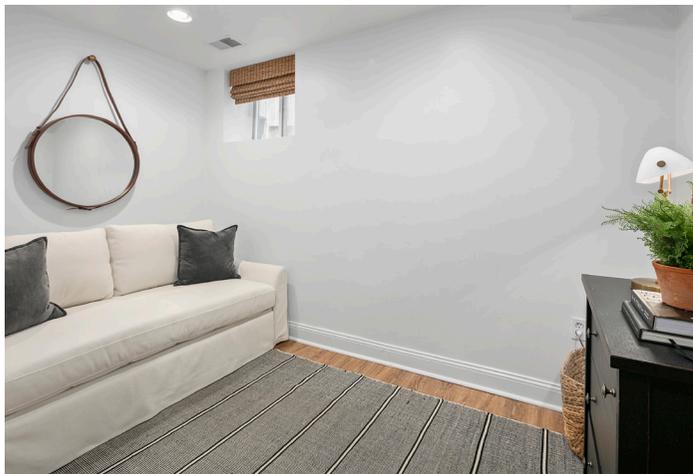
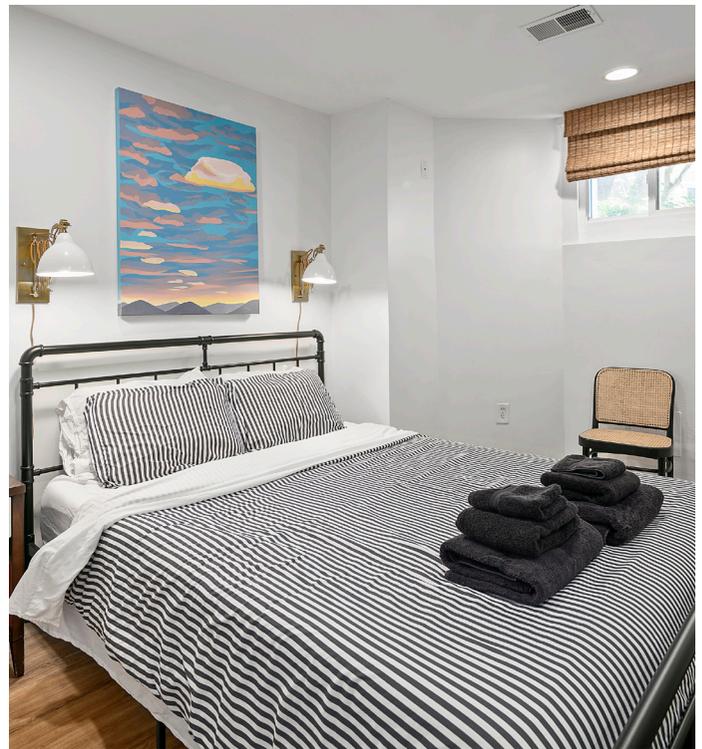
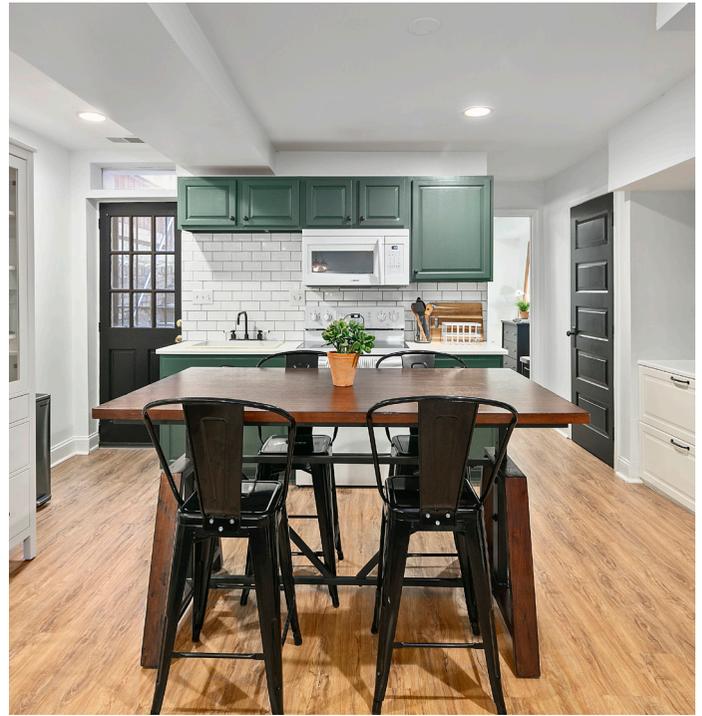
Stylish Mix of Period Detail and Modern Updates

Welcome to 120 Kentucky Ave SE, a stunningly renovated row home situated in the heart of Capitol Hill and set over three extraordinary levels. Great care has been taken to blend the home's original character with a stylish mix of updates throughout, including new solid white oak floors, new windows, new appliances, custom window treatments, custom built-ins, fully renovated garden apartment, renovated kitchen/baths, professional landscaping, and so much more. Every detail has been thought of here, down to the premium push button light switches - reproduced from antique originals, engineered for modern safety standards.

Up the front steps and through the main entry lies a welcoming foyer which leads into a bright and open living room with a bay window. The living room leads to a grand dining room with the original decorative fireplace and space to fit a dinner party. The kitchen is outfitted with a suite of brand new stainless steel appliances, and ample prep and cabinet space. Off the kitchen you'll find a cozy deck, perfect for grilling. On the second floor you will find two generously sized bedrooms and one full bathroom, all with high ceilings and flooded with natural light. This level also hosts the exceptional owner's suite, complete with a lovely sitting area, custom-built wardrobe, bay window, crown moulding and a spa-like en-suite bathroom. The finished lower level contains an elegant in-law suite, with two bedrooms and one full bathroom, kitchen, living area, and second washer/dryer. Completely gut renovated, this connected basement unit offers flexibility to be an in-law suite, home office space, or short term rental capable of generating upwards of \$4,000 a month of income! With professionally landscaped front garden and beautiful Lincoln Park mere steps away, this is an opportunity you don't want to miss. Located in the heart of vibrant Capitol Hill, residents will find themselves at the center of it all, close to both METRO, the City's most sought-after shopping, dining and social destinations.







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