

# 202 16th Street SE

WASHINGTON, DC 20003

JENN  
SMIRA  
TEAM





3 BED | 3 BATH

## Have it All in Hill East!

Welcome to this lovingly updated Federal porch-front home that has been nicely expanded and has a gracious flow throughout. As you enter, you will fall in love with the inviting foyer, the generous living room that flows into the open dining room and the renovated kitchen with white cabinets and granite counters. The family room off the back is kissed with sunlight from windows on all sides and exits onto a delightful deck, perfect for grilling and entertaining. The patio can be an extension of your back yard or PARKING—you decide! Upstairs, you'll find a tremendous primary suite (2 bedrooms that were combined into 1) with a newly renovated en-suite bathroom, walk in closet and a home office. The 2nd bedroom is generous in size and the 2nd full upstairs bathroom has been updated and has a skylight. There are hardwood floors throughout the first two levels of this home. The lower level offers a 3rd bedroom, a bonus room (maybe an exercise room, home office, den?) a 3rd full bathroom, laundry and tons of storage space. The front gardens are filled with flowers and beautiful plantings, creating an oasis of perennials to be enjoyed throughout each season. A dogwood and a lace leaf Japanese maple were added to create a low-maintenance, yet beautiful garden. In addition to the fresh paint, new carpet, new primary bathroom and newly refinished floors on the 2nd level, other improvements to this home include: new HVAC in 2015, new deck in 2016, new main roof and porch roof in 2018, new back door in 2019, tuck pointed front façade 2021. This is the perfect house to call your next home.







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