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3 BED | 2.5 BATH | OUTDOOR SPACE

Charming Capitol Hill Gem!

Welcome to this sun-filled, semi-detached Federal style home with soaring ceilings and a big, grassy backyard on one of the best blocks in Capitol Hill. Located 1 block from Eastern Market within the Hill's Historic District and the Brent School District, this spacious, extra-wide home sits in a spectacular location, centrally located to the Metro, the restaurants and shops of Barracks Row, the Capitol and the National Mall. This home has had only two owners in the past 60 years, and the current ones paid close attention to quality and detail when gut-renovating and expanding the residence in 2014. An open floor plan on the first level retains the natural room divisions and allows sunlight to pour through the house. Spanning 2,400 square feet on 2 levels, the home is outfitted with white oak floors on the first level and stunning original heart pine wood floors on the 2nd level. A thoughtfully maintained 130-year-old staircase connects the two floors. The front living area boasts towering 11-foot ceilings and huge front windows. The gracious room proportions of the living and dining room next to the open kitchen, which includes an expansive kitchen island, provide an ideal flow for entertaining. A separate laundry room provides tons of workspace and storage. Just beyond the kitchen, an expansive family room with wall of windows overlooks a green and serene backyard. On this level, a powder room is tucked away at the end of the foyer. Upstairs is just as roomy and bright, with five skylights and 10-foot ceilings. This floor features a generous primary suite that has an en-suite bathroom, a row of large windows and a massive walk-in closet with custom shelving. The two additional bedrooms are also spacious and sunny, and another fully renovated bathroom glows with marble flooring.





Other Features and Amenities Include:

- Extraordinarily well thought-out kitchen with Merillat Masterpiece wooden cabinetry on both walls, including 49 cabinets and drawers, roll-out shelving and built-in bookshelves. Honed Italian granite, including on the kitchen island and breakfast bar that offer plenty room for seating. Stainless steel appliances include a gas range, convection microwave, Bosch dishwasher and French-door refrigerator with pull-out freezer.
- Rare separate Laundry Room with full-sized LG washer and dryer, a deep stainless steel Blanco utility sink, vanity, hanging rod for clothes, folding shelf and cabinets for storage.
- Primary bathroom with built-in glass shelving, a walk-in shower that has a frameless shower door, a solid wood vanity from Strasser Woodenworks, an extra-large Kohler medicine cabinet that allows for maximum storage, and Rohl and Hansgrohe fixtures.
- 2nd Full bathroom with a solid wood vanity from Strasser Woodenworks, an extra-large Kohler medicine cabinet and marble tile on the floor and surround. Cast iron Kohler bathtub and Rohl fixtures.
- Marble tile floor in first floor powder room
- Sonos speakers in the kitchen and living room and also wired for Sonos in the family room and patio area
- Rare wide and grassy backyard – perfect for entertaining or activities, with enough room to kick around a soccer ball
- New (2022) patio with Belgard pavers, a sizeable fan, a new cedar fence and a shed for storage. Bring your bikes – you can walk them through the side yard to the street!

- Solid mahogany torrefied wood Lemieux front door
- Door-sized windows (almost 7-foot) on the front south-facing façade, bringing in tons of natural sunlight into the living room and front bedroom
- Custom Bali shades in Primary Suite and 2nd bedroom
- Double-wide linen closet in second-floor hallway, with spacious storage above. (Tons of camping gear can fit here!)
- Customized Elfa shelving throughout
- Double-door coat closet with above storage on first floor
- Roomy storage beneath the stairs and extra storage cabinets above every closet
- Attic with roof access and room for storage
- Recessed lighting throughout
- Solid wood American-made doors with glass transoms and high-end Emtek/Assa Abloy hardware
- Classic Capitol Hill casings around the doors and windows mirror the original
- Solid wood with frosted glass pocket doors able to separate the kitchen from the dining and living rooms
- New (2022) Karastan rug runner on stairs
- Dual-fuel HVAC
- Tankless Rinnai water heater
- 5 Velux skylights which allow sunlight to stream into the first and the 2nd floors
- New (2014) Marvin windows and glass back door
- Hardie Plank Lap Siding on the rear façade
- Much of the façade repointed in 2014 and bottom 2-feet of side yard repointed in 2022



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