



#### **RESIDENCE**

Welcome to this wonderful Capitol Hill row house! This brick two-bedroom home offers a great location and conveniences galore. Walk into the home and find the charm of fantastic exposed brick walls on both levels and warmth of the brick fireplace with white oak mantel. You will also notice the wall of built-in bookshelves adding to the charm and character. The main level has nine and a half foot ceilings, hardwood floors, a powder room, a light filled kitchen, and an open living area. The white kitchen boasts all new appliances and ceramic tile flooring. A rear door from the kitchen leads to the private, fenced backyard (yes, a REAL backyard on Capitol Hill!). This great outdoor space hosts a large deck, flower garden, yard, and one off street parking space complete with a rear gate. A perfect place to relax or entertain! The second floor has two bedrooms, hallway skylight, and large bathroom with an oversize soaking tub and shower. A stackable washer/dryer, closets and two attic accesses round out the second floor amenities. With new energy efficient windows, kitchen appliances, recently replaced roof, and an insulated attic – you will be amazed at the low, low utility bills. It is wonderfully maintained inside and out; so don't miss the chance to call this your new home on the Hill!

[WashingtonFineProperties.com](http://WashingtonFineProperties.com)

**LISA STRANSKY BROWN, 202-368-6060**

CAPITOL HILL  
1614 A STREET NE  
WASHINGTON, DC





LIVING ROOM



DINING ROOM



KITCHEN



BEDROOM



OFFICE



FENCED BACKYARD

### FEATURES & AMENITIES

- 2 Bedrooms
- 1.5 Bathrooms
- Hardwood flooring
- New kitchen appliances
- Exposed brick wall
- Brick fireplace with wood mantel
- Built in bookshelves
- Upstairs hallway skylight
- Stackable washer/dryer
- Large attic offering storage space
- Oversize bathtub/shower
- Fenced Backyard
- Wooden Deck
- Off street parking space with gate
- Roof replaced in 2009 (white coating added for energy efficiency)
- New front and back doors
- New energy efficient windows
- Annual Taxes: \$3,153

**LISA STRANSKY BROWN**

Cell 202-368-6060

Lisa.StranskyBrown@wfp.com



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WASHINGTON, D.C.  
202.944.5000

GEORGETOWN/DOWNTOWN  
202.333.3320

MARYLAND  
301.983.6400

VIRGINIA  
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