



## 1412 KEARNEY STREET, NE WASHINGTON, DC 20017

Brookland beckons! You won't be the first to fall under the spell of this beguiling detached home. Recently renovated inside and out, the large living room and formal dining room boast beautiful pine hardwoods. Cook up a storm in the kitchen with your stainless appliances, gas cooking and 42" Shaker style kitchen cabinets, or pass through the pretty sunroom to grill on the back patio. Upstairs, find 3 bedrooms (2br+office) plus a beautiful full bath with deep soaking tub and neutral ceramic tile. Outside, relax and enjoy your front porch and your beautifully landscaped yard. The unfinished basement gives you plenty of storage. And the neighborhood is fantastic! Only 2 blocks to the 12th St strip and ½ mile to the red line METRO, parks and grocery!

What more could you want?  
Come, enjoy and rest easy! You're home!



### *Casey Aboulafia*

GRI, GREEN, ABR, SRS, Realtor®

Direct: 703-624-4657

Email: [casey@longandfoster.com](mailto:casey@longandfoster.com)

Web: [www.homeswithcasey.com](http://www.homeswithcasey.com)

*Long & Foster Real Estate, Inc.*

2300 Calvert Street NW

Washington, DC 20008

202-483-6300





Living Room



Dining Room



Kitchen



Bedroom #2



Office/Bedroom #3



Full Bath

**FAÇADE** – Beautifully landscaped front yard – southern exposure. Attractive covered front porch with plank decking. Newer two-lite front door with overhead transom. Keyed mailbox. Front light fixture. All new Hardiplank siding. Outlet on porch.

**FOYER** – Art deco pendant light. Pine hardwood floors. Hall closet.

**LIVING ROOM** – Two south-facing double paned windows overlooking front porch and yard. Overhead fan with three lights. Pine hardwood floors.

**DINING ROOM** – Large dining space open to living room and back sitting room. Double-paned western and northern facing windows. Overhead fan with three lights. Pine hardwood floors.

**SUN ROOM** – Two northern facing double-paned windows overlooking back patio and yard. Two recessed lights on dimmer switch. Door to the yard with 9 glass lites on top panel.

**KITCHEN** – 42” tall Shaker style mid-toned wood cabinets with brushed stainless pulls. Stainless steel Frigidaire dishwasher and top-freezer refrigerator. Stainless steel Whirlpool microwave and 5- burner gas stove. Drop in stainless steel sink with pull out fixture and soap dispenser. Recessed lighting. Pull out trash drawer. One east-facing double paned window. Crown molding. Ceramic tiled floors.

**UPSTAIRS HALL** – Large, diamond-shaped casement window along stairwell. Built-in bookcase. Pull down attic steps. Pendant hall light. Heart of pine hardwood floors.

**MASTER BEDROOM** – Two south facing double-paned windows. Decorative painted wooden radiator cover. Overhead fan with light. Walk-in closet. Heart of pine hardwood floors.

**BEDROOM #2** – Overhead fan with light. Decorative painted wooden radiator cover. One west and one north facing double-paned window. Large closet with built in shelves. Heart of pine hardwood floors.

**OFFICE/BEDROOM #3** – Overhead light. One south facing double-paned window. Built in shelves. Heart of pine hardwood floors.

**FULL BATH** – American standard dual flush toilet. Dark wood over-toilet medicine cabinet. Matching sink cabinet with granite top, porcelain sink, brushed silver pulls and stainless steel fixture. Pivoting frameless mirror. Two-light sconce overhead. Vent fan. Light over bathtub. Deep soaking tub with framed glass enclosure. Neutral tile up to ceiling with decorative mosaic band. Neutral ceramic tile floor. Brushed stainless towel bars, towel hook and paper holder. North facing double-paned window.

**BASEMENT/LAUNDRY** – Interior stairway from the first floor hallway. Exterior entrance from east side of house. Large unfinished space. Utility sink. GE clothes dryer. Maytag washer. Sump pump. Overhead fluorescent lighting. Concrete floor.

**BACKYARD** – Back concrete patio area great for grilling and parties! Expansive and sunny yard behind the retaining wall with grass, pretty landscaping and fence.

## UPDATES:

- 2005 - Removed ~75% of the plaster walls and replaced with drywall. Refinished hardwood floors. Installed ceiling fans. Installed backyard fence.
- 2006 - New boiler.
- 2007 - New back patio. Rebuilt wall at basement entrance
- 2009 - All new kitchen and appliances. New chimney.
- 2011 - All new full bath. New front door. Bedroom #2 renovated.
- 2012 - New roof. All new Hardiplank siding. New front porch railing and floor boards.

## NEIGHBORHOOD

- Conveniences** - CVS and Ace Hardware ½ block away.
- Grocery** - Yes! Organic grocery, Brookland Farmer's Market and Brookland Market ½ mile away. Giant <1 mile.
- Outdoors** - Mary McLeod Playground 2 blocks away. Noyes Playground and Park going through \$1 million renovation. Fort Bunker Hill Park. Taft Recreation Center.
- Restaurants within ½ mile** - Menomale, Little Ricky's, Murry & Paul's, Optimism, Brookland Café, Silvestre Café, Brookland Grill, Library Saloon and more. Chocolate City Beer 1 mile away.
- Transit** - Brookland metro ½ mile away. Several Capital Bike shares and ZipCars blocks away. Various bus lines. The Dance Place and Catholic University within a mile away



Sun Room



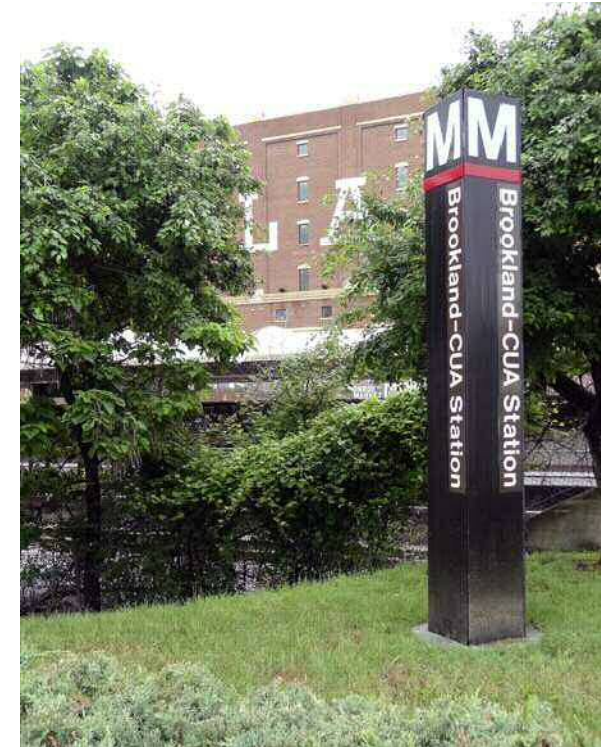
Back Yard



Menomale Pizza



Yes! Organic Grocery 1/2 mile away



Metro 1/2 mile away



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*Information deemed reliable, but not guaranteed.*

# HOMES with Casey

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