



Capitol Hill

1539 E Street SE
WASHINGTON, DC 20003



Casey Aboulafia
HOMES WITH CASEY



INDOOR SPACE

Kitchen – Renovated in 2010. Tall shaker style cabinets with under-cabinet lights. Custom cabinetry includes entry cabinetry perfect for coats, large pantry, hidden trash bins, wine storage. New stainless GE Profile convection/microwave oven. Stainless GE gas range, refrigerator and dishwasher. Peacock Green granite, stainless undermount sink with modern fixture and disposal. Tile backsplash. Modern pendant lighting above island with overhang for bar stools. New double-paned window above sink with custom shade. Recessed lighting. Terra cotta tile floor.

Dining Room – Awesomely bright dining room open to second story and bank of 8 skylights. Live tree (conveys)! Double-sided wood burning fireplace and exposed brick wall with nook. Spot lighting. Terra cotta flooring.

Living Room – Spacious living room with double-sided wood burning fireplace. Wall of glass with sliding glass door and transom leads to backyard. Spot lighting. Terra cotta tile floors.

Master Bedroom – Spacious bedroom with double closets outfitted with Elfa shelving. Wall of glass and sliding door leads to covered balcony with recessed lighting. Utility closet with washer/dryer and linen closet nook. Overhead fan and recessed lighting. Hardwood floors.

En-Suite Master Bath –Renovated in 2012. Soaking tub and shower with modern white subway and accent tile, toiletry nook and seat. Espresso stained vanity cabinet, mirror and storage cabinet. Marble sink counter and modern brushed stainless fixture. 5-light sconce. Vent fan. Skylight (new in 2011).

Hallway – Open railing with view to downstairs. Hardwood floors. Tree! Bank of 8 skylights.

Full Hall Bath – Renovated in 2012. Beautiful shower with rainfall fixture, toiletry nook and glass shower door. Porcelain sink and mirrored vanity. Modern 3-light sconce. Glass ledges for toiletries. Vent fan. Modern tiled floor.

Bedroom #2 –Newer double paned windows with custom blackout shades. Two closets. Modern overhead fan with light plus additional ceiling lighting. Hardwood floors.

OUTDOOR SPACE

Back Yard – Lighted, covered patio area off of living room + beautifully landscaped yard. Large storage shed with skylight. Working water feature. Balcony off master upstairs.

Front Yard – Pretty landscaped yard with Azek decking on porch. Storm door. New Hardiplank siding/insulation.



Financial – Taxes \$4,096/year (based on 2015 assessment for owner occupant)

Storage – Extra storage shed with skylight in back yard

Upgrades – Bathrooms renovated in 2012. New back fence, front porch, master bath skylight and front siding in 2011. Kitchen & kitchen window new in 2010. Hot water heater in 2007.

Utilities – Central heat and air. Electric heat pump.



Casey Aboulafia

GRI, GREEN, ABR, SRS, Realtor®

✉ casey@homeswithcasey.com
☎ 703.624.4657

homeswithcasey.com



NEARBY NEIGHBORHOOD **within HALF A MILE:**

- **Coffee** – Curbside Café, Starbucks, & Pretzel Bakery
- **Grocery/Markets** – Harris Teeter, Safeway, Watkins Farmer’s Market. Eastern Market about ¾ mile
- **Restaurants & Bars** – Mangialardo & Sons, La Lomita, Ninella, Anh Dao Pho, Pizzaiolo, The Red Zebra, Wisdom, Trusty’s. **Within about ¾ mile – 8th St SE restaurant row** – Ambar, Belga, Cava Mezze, Matchbox, Medium Rare, Rose’s Luxury, Senart’s Oyster Chophouse, Ted’s Bulletin & more
- **Recreation/Outdoors** – Lincoln Park, Congressional Cemetery, playground & basketball hoops at Watkins Elementary
- **Transportation** – Potomac Ave metro within 2-3 blocks. Capital Bikeshare. Easy access to 295/395

1539 E Street SE Washington, DC 20003 CAPITOL HILL

2 Bed 2 Bath Private Balcony & Rear Patio 1,456 Square Feet

202.491.1275
COMPASS.COM