



**Fabulous, Renovated 4 Bedroom, 3 Bath Rowhouse
1755 Hobart St NW, Washington, DC 20009**

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Front Porch – Large south-facing covered front porch on quiet street with lots of trees. Exterior mailbox slot and front entry lights. Landscaped area in front yard.

Foyer and Upstairs Hallway – Entry foyer with chandelier. Coat rack to kitchen with pretty beadboard wainscoting, coat hooks, flush mount ceiling light and crown molding. Hardwood floors. Pretty wainscoting up the steps. Open stairway to lower level.

Living Room – Two south-facing double pane windows with wide slat blinds. Beautiful fireplace mantle. Crown molding. Two bronze sconces matching chandelier. Hardwood floors.

Dining Room – Large dining area open to kitchen. Oil rubbed bronze five-light chandelier. Hardwood floors. Crown molding.

Back Sitting Room – Cubbies dividing dining room and sitting area. Two recessed lights. Crown molding. Two north-facing double pane windows with wide slat blinds. Additional granite breakfast bar area. Hardwood floors.

Kitchen – Beautifully renovated open kitchen. 42" tall mission-style kitchen cabinets with soft-close drawers and specialty cabinets including a double trash cabinet and tall pantry cabinet. Granite countertops with extra counter area towards the back - perfect for a breakfast bar and stools. Pretty glass subway tile backsplash. Stainless steel Maytag bottom freezer French-door refrigerator, microwave, 5-burner gas stove and dishwasher. Large stainless steel undermount sink with brushed stainless fixture and soap dispenser. Two pendant lights above peninsula and 6 recessed lights. At back, north-facing double-pane window and door with divided lites at top, both with white wide-slat blinds. Ceiling mounted fixture at back door. Ceramic tile floor.

Master Bedroom – Large bedroom with dramatic vaulted ceiling. Wood paddle fan with four lights. Four double-pane south-facing windows with blinds. Decorative ledge for artwork. Closet plus additional linen closet. Hardwood floors. Full en-suite bath.

Master Bath – Skylight for natural light. Beadboard trim. White Kohler pedestal sink. Mirrored medicine cabinet with 3-light sconce. Ceramic tile floor and walk-in shower. Brushed stainless fixtures. Vent fan. Glass corner shelves.

Bedroom #2 – White ceiling fan with light. Attractive crown molding. Sleeping area and additional playroom. North-facing double-pane window with blinds. Recessed lights. Cedar lined closet. Hardwood floors.

Bedroom #3 – Bedroom with play area in the back. White ceiling fan with light. Attractive crown molding. Closet with double hanging rods. North-facing double-pane window with blinds. Recessed lights. Hardwood floors.





Full Hall Bath #2 – White ceramic tub enclosure and tile floor. Bathtub with shower. Original arch above tub area. Beadboard wainscoting. Medicine cabinet above white pedestal porcelain sink, medicine cabinet and double deco sconce. Additional medicine cabinet and towel bar on opposite wall. Chrome fixtures. Vent fan. Skylight for natural light.

Lower Level Family Room – Large room with tall ceilings and natural light doesn't feel like a basement! Gorgeous decorative fireplace with directional lights and additional recessed lighting. Hardwood floors. Large under-stair storage closet.

Lower Level Front Nook – Perfect for home office. Two west-facing and one south-facing double-pane windows. Overhead light. Carpet. Utility closet on east side of room with double-pane window. Pretty arch with recessed lights divides room with main lower-level living room.

Lower Level Back Bedroom – Ceramic tile floor. Small sink, refrigerator and cooktop convey as-is (never used by current owners). North facing window with blinds. Walk-out level door to back parking area. Extra-large double-door closet. Recessed lighting. Overhead fan. Separate electric baseboard heating.

En-Suite LL Bathroom #3 – Standing stall shower with white ceramic tile. White sink cabinet and mirrored vanity cabinet with 4-light sconce. Neutral ceramic tile flooring. Chrome towel bar. Double-pane north-facing window. Separate electric baseboard heating.

Laundry/Utility room – Frigidaire Gallery washer and dryer. HVAC. Shelf for storage and hanging laundry.

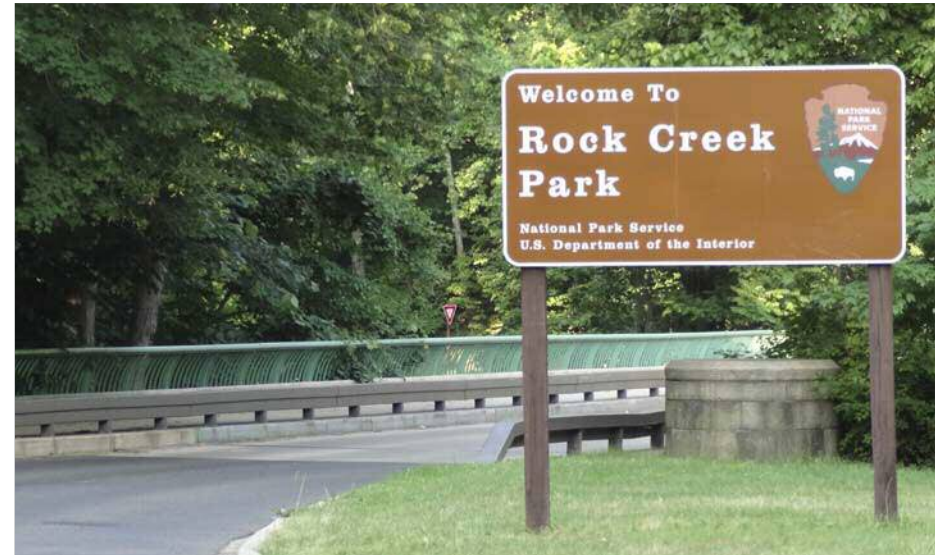
Backyard – Good sized wooden deck off of main level with steps to parking. Parking for two cars (tandem) on concrete pad. Motion sensor light above door. Upgrades: 2007 - New rubber roof and wood sheathing (with warranty) 2010 - New kitchen (including island, cabinets/countertops, stainless-steel appliances, tile backsplash, tile floor). New 50 gallon hot water heater with expansion tank. New High-Efficiency Gas Furnace. Added two large closets to downstairs family room and bedroom.

NEIGHBORHOOD WITHIN @ 3/4 MILE:

- **Coffee** – Flying Fish Coffee & Tea, LIA Café, Old City Café, Starbucks, Tryst, Tynan Coffee & Tea, Crumbs
- **Grocery/Markets** – Each Peach, Hellers Bakery, Giant Food, Harris Teeter, Safeway
- **Restaurants** – Adam Express, Angelico Pizza, Beau Thai, Cashion's Eat Place, Cava Mezze, Don Jaime's, Dos Gringos, Haydees, Marleny's Restaurant, Marx Café, Mintwood Place, Old City Café, Pasta Mia, Pete's New Haven Pizza, Pho 14, Radius Pizza, Raven, Tonic
- **Recreation** – Mt. Pleasant Library, Rock Creek Park, National Zoo
- **Transportation** – Capital Bike Share, Columbia Heights metro (yellow/green - 1/2 mile), Woodley Park Metro (red - @1 mile), Circulator, various other bus lines, car shares

PERTINENT INFORMATION

- **Estimated Taxes** – \$4,472/year for owner-occupant
- **Estimated square footage** – 2,700 (2,650 finished)
- **Utilities** – Dual-zoned A/C and heat. Gas heat furnace downstairs. Heat pump upstairs. Additional electric baseboard heat in downstairs bedroom and bathroom. Laundry room in basement.
- **Year Built** - 1932



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