



Columbia Heights

3807 10th Street NW  
WASHINGTON, DC 20011



Casey Aboulafia  
HOMES WITH CASEY



**Front Yard** – Spacious, covered front porch and landscaped front yard with brick stairs and walk.

**Backyard** – Perfect for grilling and parties! Large backyard with gorgeous perennial garden. Rain barrel and composter. Alley access for possible parking.

**Foyer** – Storm door with interchangeable glass/screen. Newer front door. Large coat closet. Beautiful oak floors with walnut inlay.

**Living Room** – Three western facing double-pane windows with wood slat blinds. Beautiful oak floors with walnut inlay.

**Dining Room** – Open to kitchen with additional paneled, lit bar area. Modern chandelier. Beautiful oak floors with walnut inlay.

**Office/Playroom** – Three double pane windows with wide slat shades. Recessed lighting. Glass paned door can be closed for privacy from dining area. Carpet.

**Kitchen** – Modern kitchen with all the upgrades - Jenn-Air 5-burner stainless steel gas range, microwave, dishwasher and side-by-side refrigerator with ice maker. Silestone Quartz countertops, large deep undermount stainless steel sink with chrome fixture, soap dispenser and filtered water spout. Large pantry. Spice shelf to side and glass to-do board. Ceramic tile floor. Glass paned door leads to back yard.

**Half Bath** – Porcelain sink with modern chrome faucet. Mirror with overhead sconce. Ceramic tile wall surround. Double pane window with wide slat blinds. Vent. Tile floors.

**Upstairs Hall** – Large linen closet. Hallway pendant lighting. Original heart of pine floors.

**Front Bedroom #1** – Three west facing double-pane windows with wood slat blinds – amazing western light. Modern ceiling fan with light. Large double-door closet plus additional side closet. Adjustable shelf nook. Heart of pine floors.

**Bedroom #2** – Beautiful eastern light spills through 3 large windows. Modern fan with light. Heart of pine floors. Pretty glass knob. Original transom. Large walk-in closet & dressing area with generous built-ins, carpet and overhead light.

**Bedroom #3** – Heart of pine floors in front room and carpet in back area. Recessed lighting. Three double paned windows with wood slat blinds. Overhead light.

**Full Bath #1** – Ceramic tile flooring. Modern vanity and porcelain sink with matching mirror and side lighting. Deep cast iron tub. Skylight. Ceramic tile tub surround.

**Lower Level** – Newly finished in 2015, space is perfect recreation room or guest quarters. New drywall and carpets. Under-stair storage + additional large storage closet. Solid door to back yard with iron security grate. Western facing window. New Berber carpet.

**Full Bath #2** – White subway tile shower surround with soap and shampoo ledges. Black and white mosaic shower floor. Porcelain pedestal sink. Mirrored medicine cabinet. Brushed stainless towel bar, ring and toilet paper holder. Newer casement window. Marble flooring.

**Laundry** – Newer front loading LG washer and dryer. Double basin laundry sink. Folding table conveyer. Room for extra storage.



**Parking** – Possible access to yard from back alley  
**Storage** – Spacious storage closet in basement, plus extra room in utility area. Additional secured storage outside under house.  
**Utilities** – Dual zoned heat and A/C. Gas furnace for heat on lower two levels, electric heat pump for top floor. Gas hot water. Electric central A/C. 200 amp heaved-up electric panel  
**Financial** – Taxes \$4,476/year for new owner occupant with homestead deduction  
**Over 2,300 square feet**



## Casey Aboulafia

GRI, GREEN, ABR, SRS, Realtor®

✉ casey@homeswithcasey.com  
☎ 703.624.4657

homeswithcasey.com



- **Coffee** – Qualia, The Coupe, Organo Gold, Starbucks (in Safeway)
- **Grocery/Markets** – Safeway, Yes! Organic, Petworth Farmer’s Market, Columbia Heights Giant
- **Restaurants & Bars** – Chez Billy, Crane & Turtle, Domku, KBC, Maple, Meridian Pint, Pink Snapper Jamaican, Red Derby, Red Rocks, Sala Thai, Sweet Mango, The Coupe, Petworth Citizen, & The Looking Glass
- **Child Activities/Parks** – Raymond Playground & Rec Center, Taylor Park, Monroe Park, Park View; Children’s story hour at Petworth Library, Children’s activities at Bloombars
- **Recreation** – Yoga Heights, Kali Yoga Studio, Light-house Yoga Center, easy access to Rock Creek Park, Washington Sports Club about ¾ mile
- **Shopping** – DC USA Center about ¾ mile away (Target, Marshalls, Bed, Bath & Beyond, DSW, The Children’s Place, Modell’s etc.)
- **Transportation** – Petworth metro 1-2 blocks (green/yellow), & Capital BikeShares 2-3 blocks. Zipcar 1-2 blocks

# 3807 10th Street NW COLUMBIA HEIGHTS

## 3 Bed 2.5 Bath w/ finished basement

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