

BRIGHTWOOD



LINDSAY REISHMAN
REAL ESTATE
A Different Experience. Better Results.



6407 8TH ST NW
WASHINGTON, DC 20012



Beautifully renovated 4 bedroom, 2 bathroom row home in the heart of Brightwood! This bright southern-exposure semi-detached home with three finished floors and an open floor plan make it easy to move in without lifting a finger. Gleaming hardwood floors lead you from the living room into the dining room. The large kitchen showcases granite counters, stainless steel appliances and a breakfast bar ideal for those mornings at home. The wrap-around deck off of the kitchen is perfect for entertaining. Three bedrooms and a renovated bathroom are found upstairs, and a finished basement complete with family room, bedroom and renovated bathroom is downstairs. Off-street rear parking is included, and the red-line metro is just over 1/2 mile away. The fantastic Takoma Rec Center, pool and playground and Rock Creek Park are also an easy stroll.

LIVING ROOM - The bright living room welcomes you into the house. With two exposures for this room, it catches tons of natural light! Beautiful hardwoods.

DINING ROOM - Center light fixture and well-placed windows complement the dining room. Open to the gourmet kitchen.

KITCHEN - Finished with granite counters and stainless steel appliances, this kitchen also has a breakfast bar for casual dining. Walks out to the rear deck.



REAR DECK - Large wrap-around deck with room for outdoor furniture and a grill. The deck has stairs that lead you to the backyard, large storage shed and parking. Perfect for entertaining.

MASTER BEDROOM - Large front bedroom has lots of sunlight and a nicely sized closet.

BEDROOM 2 - Second bedroom is nestled in the middle of the upper level. Closet, south-facing window.

BEDROOM 3 - Rear upper level bedroom has four large windows, a closet and looks out onto the backyard.

UPPER LEVEL BATHROOM - Ceramic tile, jetted soaking tub with glass enclosure and modern sink bowl complete this updated bathroom.

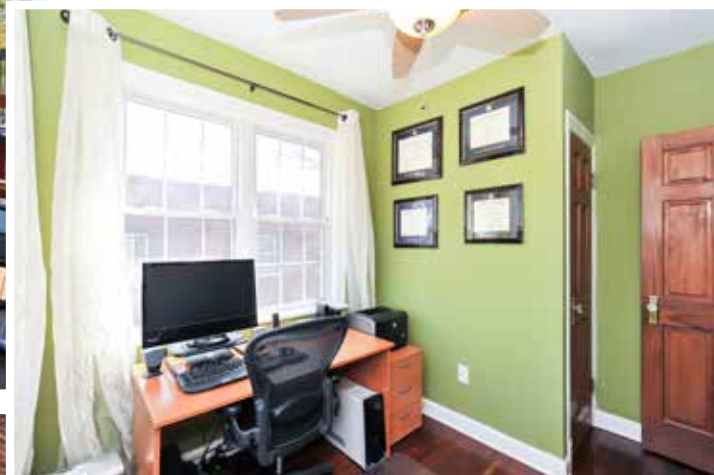
RECREATION ROOM - Spacious lower level family room/recreation room is carpeted for comfort. The basement also walks out to the backyard and parking. South-facing windows.

BEDROOM 4 - Additional bedroom with closet is perfect for guests or an office.

LOWER LEVEL BATHROOM - This second bathroom has been renovated with a separate stand up shower, sleek vanity and modern sink.



**6407 8TH ST NW
WASHINGTON, DC 20012**



NEARBY ATTRACTIONS

- Takoma Recreation Center with 50 meter pool, tennis courts and basketball courts (0.4 mi)
- Fantastic new playground with splash park, mini-skate ramp, grilling and picnic area (0.4 mi)
- Rock Creek Park (1.0 mi)
- Main Street Takoma Park (1.0 mi)

LOCAL SERVICES + TRANSPORTATION

- Takoma Park Metro (0.7 mi)
- Capital bike share (0.8 mi)
- Various local bus lines steps away (5th St bus lines and Georgia Ave NW bus lines)
- *NEW* Walmart (0.5 mi)
- Safeway and Starbucks (0.5 mi)
- Takoma Park Farmer's Market (1.0 mi)
- LAMB (Latin American Montessori Bilingual public charter pre-k and elementary, <1 mi) and more!

RECENT UPDATES:

- 2005 – Complete gut job - windows, walls, roof, finished basement and deck
- 2006 – Upstairs bathroom renovation
- 2007 – Downstairs bathroom renovation
- 2009 – Main level floors put in, floors upstairs refurbished
- 2010 – New heat pump and AC installed
- 2012 – Bay window installed
- 2014 – Roof coated and painted, capped. New carpet downstairs

OTHER INFORMATION

- 2013 Real Estate Taxes: \$2,624
- Total Square Footage: 1,648
- Utilities: Heating (Heat Pump), Cooling (Central A/C), Hot Water (Electric), Water/Sewer (Public)



HOMES *with Casey*

Casey Aboulafia

GRI, GREEN, ABR, SRS, Realtor®

703/624-4657 | casey@homeswithcasey.com

More pictures and information at www.homeswithcasey.com



LINDSAY REISHMAN
REAL ESTATE
A Different Experience. Better Results.

202/491-1275

www.ReishmanRealEstate.com

Information is deemed reliable but is not guaranteed.
Equal housing representative.

