

MOUNT PLEASANT



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3122 18TH ST NW
WASHINGTON, DC 20010



Dressed by a stately façade and grounded with stunning original details, this traditional Mount Pleasant home is a neighborhood gem that has been beautifully renovated and meticulously maintained. Gleaming millwork accents the home and the sweeping floor plan guides you through the generously sized rooms distinguished by period features.

Nestled along Rock Creek Park, Historic Mount Pleasant offers its residents quiet living with the proximity to all of the city conveniences. Bordering Adams Morgan and Columbia Heights, Mount Pleasant welcomes you with its tree-lined sidewalks and curved streets.

MAIN FLOOR

ENTRY FOYER: Entry hallway and double doors with original tile. Deco sconce. Coat closet with mirrored door. Beautiful unpainted wooden trim.

Living Room: Three windows with roll down shades. Recessed lighting. Gas fireplace with wooden mantel. Original floors with walnut inlay.

SITTING ROOM: Large decorative mirror. Chandelier. Gorgeous hardwood floors with walnut inlay.

DINING ROOM: Coffered ceilings and paneled walls. Beautiful wood trim. Pocket doors. Deco style chandelier. Swing door to kitchen. Original hardwoods with walnut inlay.

HALF BATH : Ceramic tile flooring. White pedestal sink and chandelier lighting.

KITCHEN: White cabinets with granite countertops and tile backsplash. Pull-out cutting board. Corner stainless steel sink with chrome fixture. Stainless steel dishwasher, 5-burner range, GE profile microwave convection oven and brand-new refrigerator (extra refrigerator in basement). Tile flooring. Pressed tin ceiling with ceiling mounted fixture. Steps to basement/laundry and back staircase to 2nd floor.

SECOND FLOOR

BEDROOM #1: Pressed tin ceilings. Beautiful unpainted wooden trim. Bay window with shades. Center light fixture. Large closet. Decorative fireplace. Original oak hardwoods with walnut inlay.

BEDROOM #2: Large closet. Center hanging light fixture. West facing window with roll-down shades. Unpainted wood trim. Heart of pine floors.





HALLWAY: Large linen closet. Original skylight. Original glass knobs on all doors. Heart of pine floors. Recessed lights. Stairway to kitchen.

FULL BATH #1: Bathtub with ceramic tile surround. Tile floors. Overhead light and triple-light sconce above vanity. Mirror and large sink cabinet.

BEDROOM #3: Recessed lights. Closet. Window and door to back balcony. Heart of pine floors.

THIRD FLOOR

MASTER BEDROOM (#4): Unpainted wooden trim and heart of pine floors. Built-in bookcases. Deco fixture. Beautiful walnut fireplace mantle with original tile overlay. Bay window with roll down shades. Large closet. Pull-down stairs to attic space.

BEDROOM #5/MASTER SUITE OFFICE: Gorgeous view of Cathedral. Two west-facing windows with pull-down shades. Closet. Heart of pine floors.

HALLWAY: Large hall closet. Large skylight in hallway. Recessed lighting.

MASTER BATHROOM (#2): Pedestal sink with ceramic tile floor and bathtub with ceramic surround. Mirrored medicine cabinet Triple-light sconce. West facing window.

LOWER LEVEL

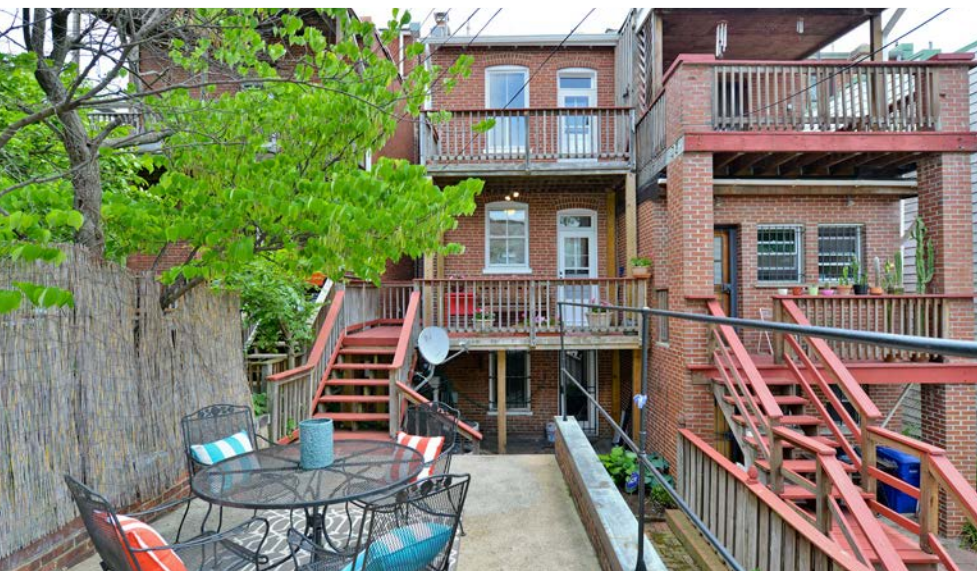
UTILITY ROOM: Utility sink. Newer hot water heater. Newer front-loading washer and dryer. Extra refrigerator. Access to back yard and rental unit. Steps up to kitchen.

ONE BEDROOM RENTAL UNIT WITH CofO: Beautiful one-bedroom rental all new in 2012. Modern open kitchen with butcher block counters, pendant lighting, stainless range, microwave, dishwasher and stacked washer/dryer. Barstool seating. Beautiful bathroom with shower. Recessed lighting throughout. Steps out to front with secured exterior storage area (perfect for bikes etc.). Glass door, several front windows give good natural light. Individually controlled baseboard heating, central a/c from zone 1 in house. Extra-insulated from first floor noise (blown insulation and double-drywall). Electric currently common but set up to be separated if desired.

EXTERIOR

Pretty front yard with separate entrances to main house and rental. First and second floor balconies in the back. Large patio on top of garage. Terrace on lower level. One car parking in garage.





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UPGRADES

- 2010: New dual zoned central air system (basement/1st floor and 2nd/3rd floor zones)
- 2011: New recessed lighting in main house. Electric panel replaced for main house
- 2012:
 - Western facing exterior walls repointed
 - New washer/dryer for main house
 - Basement renovated and made into new into new legal 1 bedroom rental apartment with certificate of occupancy (set up for separate metering if desired)
 - New boiler and hot water heater
 - New gas line and copper plumbing brought in from the street and all new piping in the basement-inforced load bearing columns & beams in porches
- 2013: Replaced/reinforced load bearing columns & beams in porches
- 2014:
 - New refrigerator in main house
 - Metal roof on 3rd floor repainted
 - House repainted

NEIGHBORHOOD WITHIN @ 1 MILE (Very Walkable-86 per walkscore.com):

- Coffee – Flying Fish Coffee & Tea, LIA Café, Old City Café, Starbucks, Tryst, Tynan Coffee & Tea, Crumbs
- Grocery/Markets – Each Peach market, Hellers Bakery, Giant Food, Safeway
- Restaurants – Adam Express, Angelico Pizza, Beau Thai, Cashion's Eat Place, Cava Mezze, Don Jaime's, Dos Gringos, Haydees, Marlene's Restaurant, Mama Ayesha's, 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, Bancroft Playground, Meridian Hill/Malcolm X Park, Walter Pierce Park/Playground, Gala Hispanic Theater
- Transportation – Capital Bike Shares, Columbia Heights metro (yellow/green – 0.6 miles), Cleveland Park Metro (red - @1.25 miles), Circulator, various other bus lines, car shares

PERTINENT INFORMATION:

- Estimated Taxes – \$6,496/year for owner-occupant (2014)
- Estimated square footage – 3,595
- Utilities – Gas boiler for radiators in main house. Baseboard heat in rental. Electric 2-zone central A/C. Alarm system.
- Year Built - 1910

HOMES *with Casey*

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