### THIRD LEVEL

Full Bathroom #2 – Inside bedroom, full bath with black and white vintage ceramic tiles, floor to ceiling cabinetry, sink with built-in soap and toothbrush holders, storage shelf, and medicine cabinet with decorative etching on mirror. Attractive new glass and chrome double-light fixture. Freshly refinished cast iron tub with large window and Kohler showerhead.

**Bedroom #2** –Bedroom at front of house with freshly refinished hardwoods, three large windows, attractive linen and frosted glass flush-mount light, and closet. Door leads out to large front balcony with original decorative wood scrolling and detailing.

## NEIGHBORHOOD

Dining/Coffee Nearby – Cafe Berlin, Bistro Cacao, Jimmy T's, The Alibi, Good Stuff, Hawk 'N' Dove, Tune Inn, Sonoma, Beuchert's Saloon and MORE all within about 1/2 mile. The 8th St SE strip with Pineapple and Pearls and Rose's Luxury just a bit more! Grocery – Eastern Market, Trader Joe's, Giant and Whole Foods all within about 1/2-3/4 miles of the house. Recreation – Stanton Square

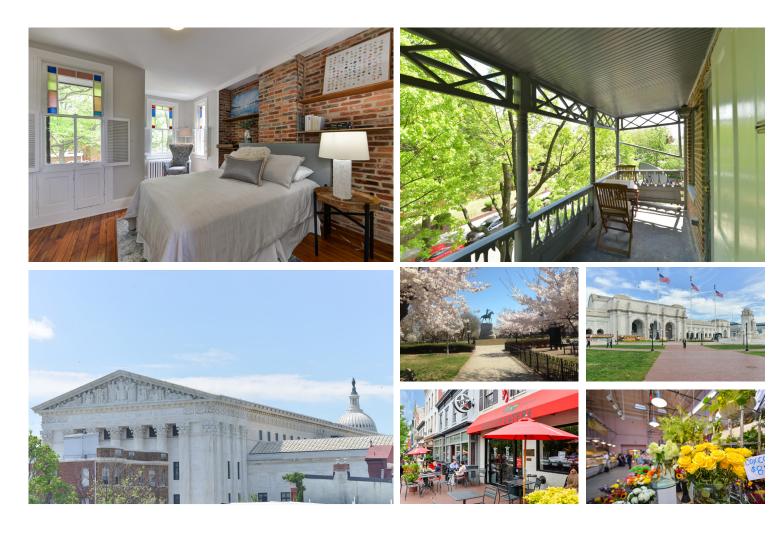
park/playground 2 blocks away!

Eastern Market open Saturday and Sunday.

**Transportation** – Union Station and Capitol South metros about ½ mile, Eastern Market about ¾ mile.

**UTILITIES** – Gas hot water and radiant heat. Electric central a/c. Booster window a/c unit in top floor conveys.

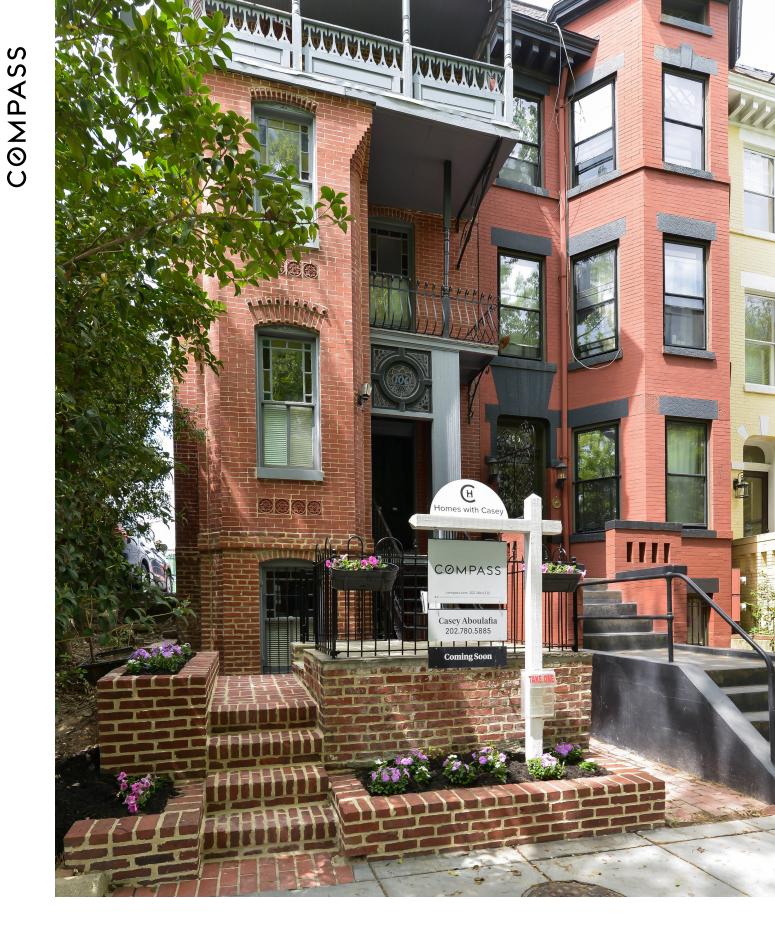
**FINANCIAL** – \$5,110/year taxes for owner occupant.





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# 106 3rd Street NE

Capitol Hill

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#### 2BD | 2.5BA | APPROX. 1,364 SQ FT

#### EXTERIOR

Front Exterior - Historic brick facade, newly repointed! Slate front steps, with landing for small outside perch. Wrought iron fencing and gate, and freshly painted iron stairs lead up to front entry door. Built-in brick planters for flowers. Brick steps leading down to lower level entry door.

**Storage** – Large secure storage area below slate landing.

### **ENTRY LEVEL**

**Entrance** – Covered entryway portico with stained glass address details and curved transom window SECOND LEVEL above front door. Iron security gate with decorative Second Level Bedroom Suite – Bright staircase details and black painted wooden front door with landing on second level with large window, decorative carved detailing and brass door knocker. sconce light, and overhead light leads to bedroom at **Living Room** – Cozy living room with freshly refinished front of house. Exposed brick wall with built-in wood hardwoods, wood burning fireplace with brick surround shelving and generously-sized reach-in closet with and hearth, substantial wood mantlepiece, and floor organizers and double doors. Large floor to ceiling to ceiling adjustable built-in shelving on both sides. window with stained glass details, plantation shutters, Recessed lighting throughout. Large bayfront alcove and access to small front balcony with decorative area comprised of three large windows with original iron details. Large bayfront alcove area comprised stained glass details and plantation shutters. Exposed of three large windows with stained glass details brick in rear near stairway. Freshly refinished hardwood and plantation shutters. Overhead flush-mount light. staircase with decorative white spindles leads to all four Freshly refinished hardwood flooring. **Full Bathroom #1** – Inside bedroom, full bath with levels. black and white vintage ceramic tiles, floor to ceiling

Half Bath – In rear off staircase, half bath features freshly refinished hardwoods, new white pedestal sink,

cabinetry, sink with built-in soap and toothbrush large window with lots of light, and recessed lighting. holders, storage shelf, and medicine cabinet with decorative etching on mirror. Attractive new glass and LOWER LEVEL chrome double-light fixture. Freshly refinished cast iron Kitchen/Dining - Staircase with recessed light leads to tub with large window and Kohler showerhead.

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lower level kitchen with additional front entry door for direct access. Entry door with large window and iron security gate with decorative details. Kitchen features white cabinetry and countertops, white appliances, and large sink with disposal. Large bayfront dining alcove has three large windows with stained glass details and plantation shutters, white table and builtin storage benches. Built-in floor to ceiling bookcase with lower cabinet for extra storage. Stacked washer/ dryer in closet. Utility and laundry closet with washer/ dryer.