

**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 1/2 mile, Eastern Market about 3/4 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.



COMPASS



**Casey Aboulafia**

Vice President, GRI, Green, ABR, SRS, CIPS  
Realtor® DC / MD / VA  
202.780.5885  
202.386.6330  
casey@homeswithcasey.com



106 3rd Street NE

Capitol Hill







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

compass.com

#### 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 above front door. Iron security gate with decorative details and black painted wooden front door with carved detailing and brass door knocker.

**Living Room** – Cozy living room with freshly refinished hardwoods, wood burning fireplace with brick surround and hearth, substantial wood mantelpiece, and floor to ceiling adjustable built-in shelving on both sides. Recessed lighting throughout. Large bayfront alcove area comprised of three large windows with original stained glass details and plantation shutters. Exposed brick in rear near stairway. Freshly refinished hardwood staircase with decorative white spindles leads to all four levels.

**Half Bath** – In rear off staircase, half bath features freshly refinished hardwoods, new white pedestal sink, large window with lots of light, and recessed lighting.

#### LOWER LEVEL

**Kitchen/Dining** – Staircase with recessed light leads to

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 built-in 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.

#### SECOND LEVEL

**Second Level Bedroom Suite** – Bright staircase landing on second level with large window, decorative sconce light, and overhead light leads to bedroom at front of house. Exposed brick wall with built-in wood shelving and generously-sized reach-in closet with organizers and double doors. Large floor to ceiling window with stained glass details, plantation shutters, and access to small front balcony with decorative iron details. Large bayfront alcove area comprised of three large windows with stained glass details and plantation shutters. Overhead flush-mount light. Freshly refinished hardwood flooring.

**Full Bathroom #1** – 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.