

**LOWER LEVEL (cont.)**

**Third Bedroom** – Wood burning fireplace with brick hearth and surround, decorative wood mantle and built-in shelving. Closet. Bayfront alcove comprised of four large, double pane windows with white blinds and security bars. Engineered wood flooring.

**Second Kitchen** – Lower level kitchen with light wood cabinets, gas stove, dishwasher, refrigerator, countertop microwave and stainless steel sink. Large double pane window with blinds and back exterior door with glass panels. Recessed lighting. Black marble floors.

**Laundry Room** – Large laundry room with space for storage at rear of house. Neutral ceramic tile floors. Two windows, flush mount lighting, recessed lights.

Hotpoint washer and dryer. Utility sink.

**Full Bathroom #2** – Lower level full bathroom with neutral ceramic tile floors, pedestal sink, medicine cabinet, stand shower, recessed lighting. Light fixture above sink. Window.

**Rear Entry/Exit** – Small rear entry foyer with neutral ceramic tile floors, recessed light, and entry door to rear of house with glass lites.

**NEIGHBORHOOD**

**Dining/Coffee Nearby** –Dupont, Logan/14th St, U Street and Adams Morgan dining all within blocks! Le Diplomat, Colada, Starbucks, The Fainting Goat, The Riggsby, Barcelona, Lauriol Plaza, Jack Rose, Annie’s, Ted’s Bulletin, Compass Rose, Bar Charley

and so much more, you’re spoiled for choice!

**Grocery** –Trader Joe’s and the U St Farmers’ Market 2 blocks away! Whole Foods, Glen’s Garden Market, and Safeway all within ½ mile.

**Recreation** –Rock Creek Park, Mint, Vida Fitness, Livingwell Health Club, The Studio DC (yoga), Quantum Pilates and many more all within blocks.

**Transportation** – Right on 16th St bus line routes. Green/Yellow U St metro ½ mile. Dupont metro 0.6 miles.

**UTILITIES** – Gas boiler/radiator heat. Central A/C (blower unit on roof). Gas hot water heater.

**FINANCIAL** – \$9,525/year taxes for owner occupant.

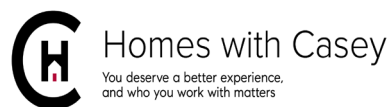


COMPASS



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**1904 16th Street NW**

Dupont







3BD | 2.5BA | APPROX. 2,206 SQ FT

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#### EXTERIOR

**Front Exterior** – Set back from 16th Street by expansive front garden with wrought iron fencing, gate and brick walk.

**Rear Exterior** – Private space in rear with brick pavers, brick walls on two sides, and automatic rolling garage door. Wooden stairs lead up to rear kitchen entry door with security gate. Another security gate on ground level opens to walkway leading to rear basement entry door.

#### MAIN LEVEL

**Entrance/Foyer** – Historic facade easement medallion. Iron stairs with decorative railing lead up to front door. Front foyer vestibule with black marble floor and new pendant light. Radiator with decorative cover.

**Living Room** – Freshly painted cozy living room with hardwoods, wood burning fireplace with black marble surround, decorative screen, mantle, built-in shelving on both sides, and recessed lighting throughout. Bayfront alcove comprised of four large, double pane windows with wood blinds and radiator with decorative cover. Decorative ceiling beam detail.

**Dining Room** – Large dining room with hardwoods, decorative ceiling beam detail, new pendant light, recessed lighting, radiator with decorative cover, and large double pane window with wood blinds.

**Half Bath** – Bamboo floors, pedestal sink, and recessed lighting.

**Kitchen** – Kitchen boasts full wall of floor to ceiling pantry cabinets with shelving. Maple kitchen cabinetry with modern hardware and black marble countertops. Stainless steel appliances include Viking six-burner gas stove with Faber hood, Viking refrigerator, Viking wall oven, Miele

built-in espresso machine, Miele dishwasher, GE Profile microwave, and large sink with disposal. Two large double pane windows and rear entry door with glass panels and transom window above allow for lots of light. Decorative ceiling beam detail and recessed lighting.

#### UPPER LEVEL

**Sitting Room/Den** – Open space on upper level at top of stairwell with decorative cutouts. Skylight. Wall of closets for lots of storage is lighted inside. Large double pane window with wood blinds. Recessed lighting, hardwoods, and radiator with decorative cover.

**Owner's Bedroom** – Large bedroom at front of house with double french door entry, three large double pane windows with wood blinds, two radiators with decorative covers, recessed lights, and ceiling fan. Large additional dressing/lounge area with closet. Hardwood floors.

**Second Bedroom** – Two large double pane windows with blinds. Closet. Recessed lighting. Hardwood floors.

**Full Bathroom #1** – Neutral Travertine tile on floors and walls. Pedestal sink. Walk-in shower with glass shower door. Recessed lighting.

#### LOWER LEVEL

**Hallway** – Stairs from main level lead down to lower level hallway with engineered wood flooring. Accessible from upstairs or from exterior front and back. Overhead ceiling light, additional recessed light, entry door to front of house with glass panels, security gate, and storage closet under the stairs.