

NEIGHBORHOOD

Transportation – 0.6 miles to the Shaw Metro, 0.7 miles to Mt Vernon Sq Restaurants, 1 mile to downtown DC.

Dining/Bars within a few blocks – Red Hen, Truxton Inn, Anxo, Pub and the People, Big Bear, Bacio Pizzeria, Union Market, Meats and Foods, Aroi Thai, Tiber Creek, D City Smokehouse, El Camino and many more! Showtime Lounge, Boundary Stone, Truxton Inn are all great watering holes nearby!

Coffee – Big Bear Cafe and Compass Coffee are close by.

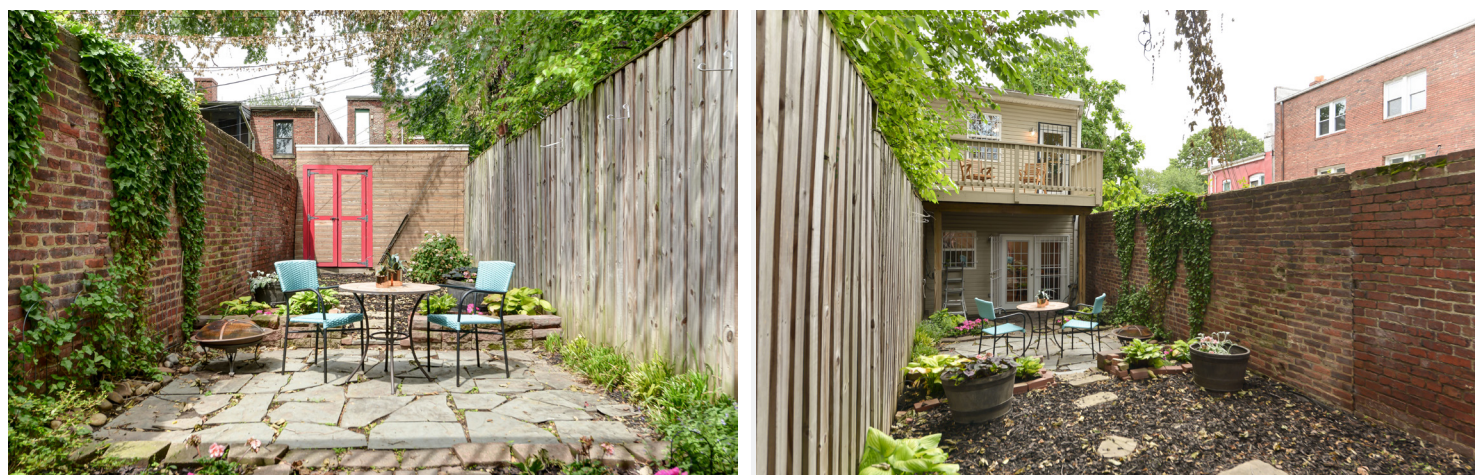
Grocery – Farmer’s market in front of Big Bear on Sundays. Trader Joe’s (Union Market), Meats and Foods. Harris Teeter @ NOMA & City Market @ O, Giant Food, Whole Foods on 9th/Sherman almost open!

Recreation and Hiking – Crispus Atticus Park and garden a couple blocks away. Harry Thomas pool, playground and rec center (free for DC residents!). Yoga District.

Library – Shaw Library at 7th and Rhode Island Ave.

UTILITIES – Electric hot water and A/C. Gas furnace.

FINANCIAL – \$5,117/year for owner occupant.



COMPASS



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Shaw/Truxton Circle



2BD | 2.5BA | APPROX. 1,100 SQ FT

compass.com

EXTERIOR

Front Yard – Nicely landscaped front yard with wrought iron fencing and gate. Rose bushes galore! Decorative scroll detail on glassed storm security door. New front door with large glass pane with inset blinds and transom window above. New exterior light fixture and mailbox.

Back Yard – Sizeable back patio and yard with stone hardscaping throughout. Surrounded by tall brick privacy wall on one side and tall wooden fence on the other. Large storage shed at rear of yard with double doors. Exterior patio light and perennial landscaping.

Rear Second Level Balcony – Large wooden deck off of rear bedroom. New exterior light fixture. Freshly cleaned and sealed (2019).

MAIN LEVEL

Living Room – Spacious living room with east-facing double pane window, recessed lighting, ceiling fan with light. Open staircase with hardwood steps and railings, skylight, recessed lighting. Newly refinished hardwood floors.

Half Bath – White pedestal sink, oval mirror with beveled detail, two-sconce light with frosted glass, brushed nickel and chrome details throughout. Hardwood floors.

Kitchen/Dining – Large eat-in kitchen at rear of house with custom maple cabinetry, modern chrome drawer/cabinet pulls, and frosted glass details. Dark granite counters and stainless steel appliances, including new refrigerator and dishwasher (2019) and gas range.

Recessed lighting, ceiling light with fan. Double pane window above sink. French doors with large glass panes and security gates lead to backyard. Newly refinished hardwood floors.

Laundry/Utility – Large closet with Frigidaire stacked washer/dryer, gas hot water heater, HVAC system, and overhead light.

SECOND LEVEL

Bedroom Suite #1 – Large bedroom at front of house with two east-facing double paned windows. High vaulted ceiling with recessed lighting and ceiling fan. Double-door closet. Newly refinished hardwood floors.

Full Bath #1 – White pedestal sink, large mirrored medicine cabinet, two-sconce light with frosted glass and neutral tile floors. Bathtub with shower and neutral tile surround, Recessed light. Natural wood storage shelf above toilet.

Bedroom Suite #2 – Large bedroom at the rear of house with double pane window and door with large glass pane leading out to a spacious balcony. Recessed lighting and ceiling fan with light. Large double-door closet. Hardwood floors.

Full Bath #2 – White pedestal sink, large mirrored medicine cabinet, two-sconce light with frosted glass. Neutral tile floors. Tub and shower with neutral tile surround and brushed nickel fixtures. Two maple and frosted glass cabinets above toilet.