



**NEIGHBORHOOD - Beautiful Historic Bloomingdale**

**Dining/Bars** – Red Hen, 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!

**Coffee** – Big Bear Cafe 2 blocks down, Compass Coffee.

**Grocery** – Farmer’s market in front of Big Bear on Sundays. Trader Joe’s (Union Market), Giant, Meats and Foods. 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 2 blocks away (free for DC residents!). Yoga District a block away.


**Library** – Shaw Library with kiddy reading/storytime mornings.

**Transit** – Shaw metro 0.6 miles away and NOMA metro 0.8 miles.

**UPDATES and UTILITIES** – Radiator heat with high-efficiency gas boiler and combined domestic hot water heater for both upstairs and downstairs (2012). Mini-split system for heat and a/c for lower level units (2012). Electric central A/C new in 2017 (Reem 16 SEER rating). Roof replaced in 2016. Lead service pipe and waste pipes replaced to street (2012). Washer, dryer and plumbing/electric new in 2012 (outside of radiators/pipes). Nest thermostat.

**FINANCIAL** – \$7,520.55/year for owner occupant (2019). Separately metered and separated lower level apartment for income potential (no CofO yet). \$2,200-2,400/mo rental value.



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COMPASS



**1814 1st Street NW**  
Bloomingdale

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5BD + DEN | 3.5BA | APPROX. 3,300 SQ FT

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### EXTERIOR

**Front Exterior** – Bay window beauty! Step up to the main level or down into lower level separate unit. Lovely perennial landscaping patch out front. Stone facade.

**Rear Exterior** – Enchanting English garden style stone patio out back with pretty landscaping and plantings. High cedar privacy fencing and large-swinging double back doors for ease of parking. Spacious double-decks off upper and main floors, each with ceiling fan and exterior wall sconce. Pretty Bloomingdale city view of backyards. Step down into lower level unit.

**Parking** – Space for 1 car + extra room for more. Pea gravel continues the charming English garden look.

### MAIN LEVEL

**Entrance Vestibule and Foyer** – Glass front door with original decorative tile at entry leads to wooden door with small viewing window. Ceramic tile landing. Iron framed pendant light.

**Dining Room** – Large front room with three extra-large double-paned windows. Dining space in front bay window large enough for a good-sized table. Gorgeous original wooden mantel with mirror and original decorative tile hearth. Bio-fireplace. 10' ceilings. Original hardwood floors.

**Living Room** – Soft modern pendant light at entry and gorgeous warm exposed brick wall. Under-stair and coat closet storage. Original pocket door to kitchen and hardwood floors. Entrance to lower level and glass-paned door to screened-in porch.

**Kitchen** – Modern open kitchen with glossy white cabinetry and modern stainless pulls. Exposed beam ceiling and

plentiful storage. Bosch dishwasher, Smeg 5 burner gas range, Brisas vent hood, Fisher and Paykel bottom freezer refrigerator, built-in microwave. Floor to ceiling quadruple pantry cabinet with vintage sliding doors. Custom concrete countertops with wash-basin drainage leading into porcelain sink with garbage disposal. Double paned west facing window with modern screen shade. Double pendant lights over island, recessed lighting and additional spot lights. Original hardwoods.

**Family Room/Den** – Good sized family room leading to back porch with a view to the yard. Extra-tall entry from kitchen. Modern glass pendant chandelier. Back full-glass door with roller shade for privacy and overhead transom for light. Two double-paned windows. Original hardwoods.

**Powder Room** – Tucked between the kitchen and back family room in the hall vestibule. Two wall sconces, porcelain sink. Double-paned window. Transom over door to powder room. Recessed light in passageway entry. Original hardwoods.

### UPPER LEVEL

**Laundry/Walk-Up Storage** – Original skylight detail. Stacked front-loading LG washer/dryer in hall closet. Large storage capabilities easily accessed from upstairs hallway via fixed stairwell. Space for everything!

**Owner's Bedroom Suite** – Large, bright bedroom suite with bay window and 4 east-facing windows. Original decorative fireplace mantel with vintage tile and wrought iron cover. Built in bookcase. Door with working transom. Walk-in closet past pocket door with floor-to-ceiling organizers. Pendant light. Original hardwood floors.

**Owner's En-Suite Bath #1** – Spacious master suite with deep soaking tub and double-paned window for natural light. Recessed lighting. Modern mirror and light fixture over large floating vanity console with seamless concrete countertop and sink and modern wall-mounted fixture. Duravit toilet and tub. Floor to ceiling glass surround shower enclosure with modern penny tile and recessed toiletry nook. Ceramic tile floors. Vent fan. Heated floors.

**Full Bathroom #2** – Deep Duravit tub and modern floating vanity console with modern chrome fixture and contemporary lighted mirror. Double-paned window with up-down shades. Light blue penny tile bath surround. Toto toilet. Towel racks. Transom over entry door. Ceramic tile floor.

**Bedroom #2** – Two large double-paned windows. Paper lantern pendant light. Frosted glass double door reach in closet. Door with overhead glass transom and vintage glass doorknob. Carpet.

**Bedroom #3** – Large double-paned windows. Half-glass door to back upper deck with transom. Cloud-like pendant light. Original hardwood floors.

### LOWER LEVEL UNIT, currently no CoFo, but built with that intention (completed in 2012)

**LL Entry** – Front and back entrances. Step down stairwell and through small vestibule (house utilities through closet door), and through solid privacy door into the living space. Front door has small windows at the top to view out.

**LL Kitchen** – Open white kitchen with open-shelving island and butcher block counter. Whirlpool gas range and

Frigidaire dishwasher and refrigerator. Vent hood. Neutral white countertops, porcelain sink, spray pull single-hole faucet. Pretty glass tile backsplash. Mini-split for heat and A/C. Over counter light and additional under counter lighting. Stainless pot and accessory wall rack.

**LL Living Room** – Two east-facing double-paned windows to living space. Built-in shelving. Large double-door coat closet. Overhead flush-mount lights. Polished concrete floor. Painted brick wall lends to cool modern feel.

**Bedroom #1 LL** – Flush mount light. Casement double-paned window. Large bifold double-door closet. Separate mini-split A/C and heat system. Polished concrete floor.

**Bedroom #2 LL** – Flush mount light. Double-paned window with view to yard. Large bifold double door closet. Mini-split A/C and heat system. Glass paned door with exit to yard. Polished concrete floor.

**Full Bathroom #3** – Deep soaking tub with glass tile surround. Vent fan. Mirror with shelving and double-light sconce above modern white floating vanity cabinet with porcelain sink. Flush mount light. Stainless towel racks and hooks. Polished concrete floors.

**LL Laundry** – LG front loading stacked washer and dryer with double modern metal mesh doors for ventilation. (2012)

**LL Outdoor Space** – Back terrace space under main level porch leading to rear bedroom entrance.