



4320 44th Street, Northwest

Nestled on a gorgeous landscaped lot in the heart of one of Washington DC's most valuable and sought-after communities, this unique and special 1935 colonial is one of the prettiest homes in all of AU Park! The dining room has been opened up to the remodeled kitchen, and double doors lead to an inviting private deck and fish pond. A valuable 1-car side-loaded garage is just off the alleyway to the left of the home. There is extra living space in the finished lower level, an updated bath upstairs, and superior storage accessed through a staircase to the 3rd floor. Oh, and you can walk to the Tenleytown / AU Park metro in about five minutes. Now really, what more needs to be said? Enjoy!

Excellent location

5 blocks to the red line Metro

5 blocks to Whole Foods, Starbucks, new Tenley library, restaurants, and shops

6 blocks to Wilson Aquatic Center and Wilson track plus summer concerts at Fort Reno

5 blocks to Turtle Park -- Friendship Recreation Center

Ideal Interiors

Newly-refinished (2013) original hardwood floors

Living room (20' x 10') with crown molding, wood burning fireplace, and wall of built-ins

First floor den/ office/ playroom (13'7" x 9'5") with ceiling fan, built-in shelving, double pane windows, and updated slate roof

Dining room (12'4" x 11'6") with chair rail, crown molding, ceiling fan, and double sliding doors to deck

Updated/ remodeled kitchen with contemporary open floor plan featuring granite counters, ample storage (including pantry closet), directional track lighting, and newer appliances: 4-burner gas Thermador stove, GE refrigerator with icemaker, Kenmore dishwasher, and garbage disposal. *But there is more....*the kitchen also offers direct access to the deck and benefits from easy-unloading of groceries from the garage.

Three upstairs bedrooms each with a closet: Master bedroom (14'10" x 11'4") including ceiling fan; Bedroom #2 (9'6" x 8'4"); Bedroom #3 (11'2" x 12') including ceiling fan

Terrific and easy storage in well-insulated and floored attic; accessible from stairs in third bedroom closet

Updated second floor bathroom with shower and heat lamp plus lower level bathroom with bath tub

Finished recreation room (18'3" x 11'6") in basement with wall of built-ins including glass shelves and granite tops

Central air-conditioning (electric) and heating (gas forced air furnace by Carrier and humidifier by Aprilaire)

Circuit-breaker electric panel

Full-size washer and dryer (Kenmore)

Utility room with built-in shelving and workbench

Storm windows and doors

List Price: \$819,000

Taxes: \$5846

Year Built: 1935

Great Outdoors

Fully-fenced grassy, flat yard (perfect space for tossing a ball or doing absolutely nothing at all -- hammock anyone?)

Deck (with fish pond) set-back from the street and offering your own private retreat (ideal for entertaining with access from the dining room and also the kitchen)

Landscaped and proudly-maintained gardens with mature plantings

Care-free off-street parking in your own detached 1-car garage with alley entrance

Information deemed reliable but not guaranteed.