



FACTS & FIGURES:

- Subdivision: Shepherd Park
- Lot Size: 9711
- Taxes: \$6601.00
- Year Built: 1932
- Lot: 15 Square: 2771
- Floors: Hardwood
- Heat: Gas, hot water
- Cool: Central Air(addition) Units(original)
- Roof: Composition
- 2 car garage

Information deemed reliable not guaranteed

Evers & Co. Top Team
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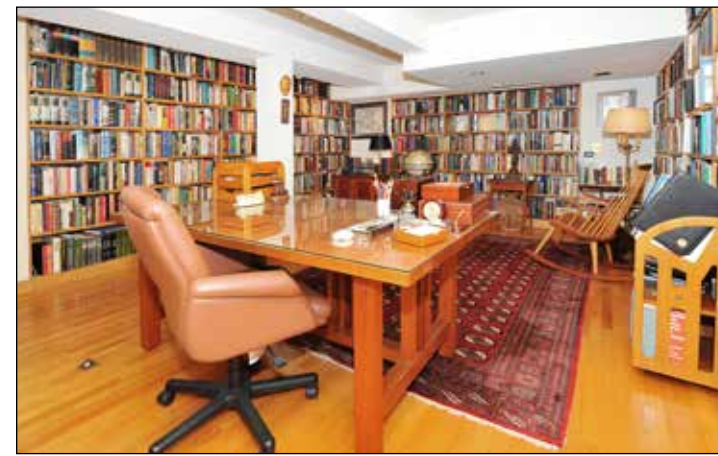


1371 KALMIA ROAD NW
Washington, DC

SUSAN BERGER AND ELLEN SANDLER are pleased to present a beautifully maintained, unique find in the highly sought after neighborhood of Shepherd Park. The home boasts traditional living spaces as well as more contemporary open concept dining and family room areas designed by architect Harry G. Robinson III, F.A.I.A. This 4 bedroom/3 full bath home offers a wonderful array of spaces with hardwood floors throughout and the flexibility to accommodate different lifestyles. This lovely home is situated on a 9700 square foot double corner lot and has 4200 square feet of living space.

Offered at \$1,169,000

EVERS & Co.
REAL ESTATE INC.



FIRST FLOOR:

- Entry foyer
- Spacious living room with fireplace, double exposures and hardwood floors
- Gracious dining room with divided light bay window, hardwood floors, double exposure
- Cozy wood paneled den/study with copious built in book shelves and double exposure
- Totally renovated gourmet kitchen with granite countertops, top of the line stainless steel appliances, tile mosaic backsplash, pantry and cookbook nook with counter seating, stairs to breakfast room and exit to rear garden
- Full bathroom and light-filled hallway leading to breakfast room and family room
- Renovated breakfast room with granite countertops, built-in mini-refrigerator, wine rack, storage and exit to deck
- Expansive family room with fireplace, wood floors, exit to rear deck and spiral staircase to upper level
- Exit to front deck
- Rear garden with brick walkways, patio and flower beds
- Two car garage (built 2015)

SECOND FLOOR

- Light filled Master bedroom with large closet and ensuite bath with dressing area and skylit full bath
- Second bedroom with double exposure and en suite full bath
- Third bedroom with double exposure
- Home office with exit to rear deck
- Expansive upstairs library/family room lined bookshelves with fireplace, ladder to secret loft and exit to second floor rear deck overlooking garden

THIRD LEVEL:

- Fourth bedroom or bonus room with built-ins, hardwood floors, separate large storage area and cedar closet

LOWER LEVEL:

- Professional office space with separate outside entrance convenient for clients and other visitors
- Laundry area and storage and utility area.