

**FACTS & FIGURES:**

- Lot: 92 Block: 1280
- Subdivision: Georgetown
- Taxes: \$16,331.00
- Floors: Hardwood
- Heat: Gas, steam
- Cool: Electric Central Air
- Roof: Metal
- Parking: Street
- Year Built: 1810
- Fireplaces: 2

**OFFERED AT: \$2,375,000**



Evers & Co. Top Team

**SUSAN BERGER & ELLEN SANDLER**

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Information deemed reliable not guaranteed

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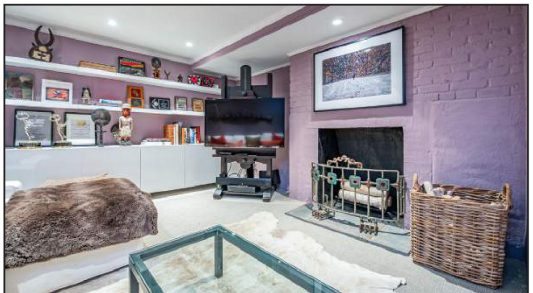
**3214 Reservoir Rd NW**  
 Washington, DC 20007



Offered at: \$2,375,000



**SUSAN BERGER AND ELLEN SANDLER** are pleased to present this stunning, totally renovated, classic Georgetown home on a tree lined street convenient to shops, restaurants and parks. Built in 1810, extended in 1939, and recently renovated to a very high standard, this lovely home has all the charm and details of a period home with the modern conveniences of contemporary kitchen and baths and charming gardens.



**FIRST FLOOR:**

- Entry hall with sight line to rear garden, closet
- Powder room
- Large light filled front facing kitchen with high-end stainless steel appliances, marble countertops, white cabinets with terrific storage, double dishwasher drawers and outdoor exit
- Exquisite large central dining room, easily seats 10 people
- Traditional, comfortable and spacious living room with designer fireplace and double front rear facing windows, also opens to sunroom
- Charming sunroom with tile floor, and French doors to welcoming rear "Georgetown" garden
- Built-in wet bar
- Private, fully fenced garden with york stone floor and multiple seating areas. Garden opens to the sunroom for wonderful indoor-outdoor transition

**SECOND FLOOR:**

- Beautiful gracious principal bedroom with renovated ensuite bath. One large closet as well as two exposures which ensure a light filled space.
- Solar panels and underfloor heating in kitchen and master bath
- Renovated principal bath with double sinks, walk in shower and lovely tile floor
- Second double bedroom with ensuite bath, double windows and closet which runs across the front of the house.
- Third double bedroom, currently used as a study with built-in closets/dressing room, triple rear facing windows.
- Updated full hall bath

**LOWER LEVEL:**

- Warm inviting family room with fireplace and built-ins.
- Laundry

