FACTS & FIGURES:

- Lot: 86. Block: 3124
- Taxes: $8,095.00
- Roof: Built Up
- Heat: Gas Hot Water
- Parking: 1 Car Garage
- Subdivision: Ledroit Park
- Lot Size: 2,412 Sq Ft
- Cool: Electric Central Air
- Floors: Hardwood
- Year Built: 1908

FOR FUTHER INFORMATION , CONTACT:

Evers & Co. Top Team

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LONG & FOSTER REAL ESTATE
EQUAL HOUSING OPPORTUNITY
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SUSAN **BERGER** & ELLEN **SANDLER**

53 Adams St NW
Washington, DC 20001

Offered at: $949,000

ELLEN SANDLER & SUSAN BERGER are pleased to present this classic bay front row house, with old world details, on a lovely tree lined street in LeDroit Park. Nicely set back from the street, the front yard offers gardening space leading to the double entry foyer with a coat closet. The large bay front light filled living room features beautiful trim, fireplace, and original hardwood floors. The charming reading nook faces the turned staircase. A gracious dining room is separated by pocket doors. The updated kitchen offers stainless steel appliances, quartz countertops, subway tile backsplash, and exit to rear deck and yard. There is a powder room as well. There is a large one car garage accessible from the rear alley. Upstairs area features a bay fronted master bedroom with beautiful light, large closet and updated master bath. The rear bedroom features a wall of closets and exit to the upper deck overlooking the rear yard. There is an additional bedroom/nursery/study as well as a large updated full bath. The finished lower level features front and rear entrances, a kitchen, full bath, large front room suitable as a family room or potential bedroom. There is a laundry/utility room.

FIRST FLOOR:

- Double entry foyer
- Fireplace
- Spacious living room
- Powder room
- Rear deck
- Front closet
- Bay front window
- Gracious dining room
- Updated kitchen stainless steel appliances
- 1 car garage

SECOND FLOOR:

- Master bedroom with bay front window
- Rear bedroom with deck
- Updated full hall bath
- Updated master bath
- Third bedroom/nursery/den

LOWER LEVEL:

- Large family room with front entrance
- Large full bath with shower
- Rear entrance
- Kitchenette
- Laundry/utility room