



2708 36th Street NW • Washington, DC • \$2,500,000



Family room with breakfast area

Presiding over one of Observatory Circle's prettiest blocks, this handsome five-bedroom Colonial Revival brick house has tremendous street presence. The light-filled addition and dormered top floor preserves the elegant scale of the original house while creating numerous additional bedrooms, bathrooms and living spaces for family and guests. Beginning with the wide center hall, this home invites gracious entertaining in the perfectly proportioned dining room as well as the formal living room with the first of three gas fireplaces. The granite kitchen with adjacent butler's pantry/bar area welcomes both casual cooking and large parties. The bright, sunlit library and large, window-lined family room create warm daily-use gathering spaces. The master suite with adjoining office/fitness room dominates a second floor that features two additional, spacious bedrooms. The third floor showcases two more bedrooms and a vaulted studio area across the front of the home. The finished lower level hosts a recreation room, den, kitchenette and full bath. This ideal location, near restaurants and shopping, is convenient to many private schools, downtown, and the best of city living.

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Main

- Spacious center hall entry foyer
- Elegantly scaled dining room with chandelier
- Large formal living room with gas fireplace
- Sunlit Library
- Family room with gas fireplace, bracket mounted flat screen and breakfast area
- Updated kitchen with granite countertops, island, gas stove, Miele dishwasher and SubZero refrigerator.
- Wet bar, hall closet and powder room

Second Floor

- Master bedroom suite with luxurious marble bath, corridor of closets, and large home office/fitness room with fireplace and rear balcony
- Two additional generously proportioned bedrooms connected by updated bathroom
- Laundry room

Third Floor

- Large skylight at top of stairs
- Two large bedrooms with built-in storage
- Hall bath
- Studio area with display cabinetry and gorgeous light

Other

- Alarm system (monitored)
- Multiple zone heating and cooling
- Finished lower level with recreation room, den, kitchenette, full bath, laundry and storage
- Rear yard with paver patio and garden
- Two car detached garage

Proposed 2010 Taxable Assessment: \$1,995,040. Currently receiving owner occupied rate with homestead exemption and assessment cap credit (source: www.cfo.dc.gov)

Year built: 1931

Tax ID (Square and Lot): 1933//0016

Lot size: Approx. 6131 SF (source: public record)



Additional photos from this property, supplemental information, the seller disclosure packet and preferred terms are available online at:
www.DanMelman.com

This information is deemed reliable, but not guaranteed