



67 Observatory Circle NW • Washington, DC



This handsome five-bedroom Colonial Revival home is across the street from the 70 plus acres of the US Naval Observatory and Vice President's residence. The updated kitchen and dramatic two story breakfast room are daily delights that also support gracious entertaining in the elegantly scaled dining room. The formal living room with wood burning fireplace easily accommodates a crowd and a baby grand piano, all the while flowing into the paneled family room, which also opens up to two stories of windows. The connection of the first floor to the flat, rear yard calls out for parties, a game of catch or a quiet afternoon in the established garden. This ideal location is near restaurants and shopping and is convenient to many private schools, downtown, and the best of city living.

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Main

- Spacious center-hall entry foyer
- Large formal living room with wood-burning fireplace
- Elegantly scaled dining room with chandelier, large front window, and frosted glass doors to kitchen
- Gourmet kitchen with Blue Pearl granite, Viking gas stove and stainless steel Kitchenaid refrigerator and dishwasher
- Two-story breakfast room with bar/pass thru to kitchen.
- Paneled family room with wet bar, fireplace, French doors to rear garden and two stories of windows.
- Hall closet and powder room



Second Floor

- Original master bedroom suite with bath and walk in closet
- Two additional bedrooms
- Large, bright den open to family room below with built in cabinetry
- Hall bath with tub

Third Floor

- Large carpeted landing with two skylights, built in bookshelves, additional storage and loft bed area
- Main bedroom suite with skylights, built-ins, three exposures, balcony and full bath with shower
- Second bedroom suite with full bath and adjacent office/den featuring a kitchenette



Other

- Alarm system (monitored)
- Multiple zone heating and cooling
- Unfinished lower level with laundry
- One car detached garage
- Rear yard with paver area, raised water feature and mature plantings

Legal

- Offered at **\$1,695,000**
- Proposed 2010 Taxable Assessment: \$1,545,280. Currently receiving owner occupied rate with homestead exemption and assessment cap credit (source: www.cfo.dc.gov)
- Year built: 1925
- Tax ID (Square and Lot): 1937//0016
- Lot size: Approx. 5762 SF (source: public record)

Electronic disclosure packet is available from agent and contains additional information.

This information is deemed reliable, but not guaranteed