

# Renovated Row House for Sale!



## 64 Channing St NW Washington, DC 20001

Stunning renovation with all the modern touches to this 1908 Row House. Home still includes many historic details plus a new gourmet kitchen with SS appliances, granite and custom cabinets. Separate dining room as well as incredible bathrooms. Loads of windows and light though out the house. 3BR/1.5BA upstairs with nice deck. English basement rental with 1BR/1BA and patio.  
Huge 2 car garage.

### MUST SEE!!

- **Bedrooms:** 4
- **Baths:** 2.5
- **Square Feet:** 2,792
- **Taxes 2008:** \$4359.
- **Heating:** Forced Air
- **Cooling:** Central A/C
- **Hot Water:** Natural Gas
- **Lot Sq/Ft:** 2,852
- **Parking:** 2 Detached Garage Spaces

Offered at \$595,000

# New Renovations to Home in 2008

- All windows re-capped and replaced with high efficiency thermo-pane windows
- Porch wrapped with maintenance free vinyl covering, and gutters replaced
- Old radiator heating system replaced with high efficiency forced air central heating and cooling system
- Ceilings removed and replaced in the foyer, kitchen, and upstairs addition.
- Additions made to walk-out basement with separate entrance including laundry center, new kitchen, and living room
- New hot water heater
- Kitchen completely refurbished with new wiring, high-end stainless steel appliances, granite countertops and cabinets
- Original hardwood floors refinished throughout the home
- Rear addition reconfigured with first floor powder room, laundry center, breakfast nook and family room
- Garage refurbished with new vinyl soffits, trim, gutters and new windows
- Two rear doors replaced
- Carpeting added to both floors of rear addition
- Two bathrooms completely gutted and renovated
- All new interiors doors throughout the home including closets and French doors to living room and dining room
- All new light fixtures and fans throughout the home
- Crown molding added to living room, dining room and foyer
- Interior walls completely repainted



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