



# CAPITOL HILL ELEGANCE

## 327 G ST NE, WASHINGTON, DC 20002

3 Bedroom + 2.5 Bathroom «» DCDC260400

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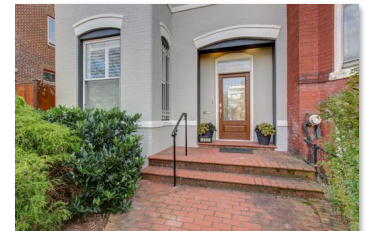
This quintessential Federal-style end row house is ideally located on **Capitol Hill**, one block south of vibrant H Street and three blocks east of Union Station. Enjoy easy commuting and close proximity to the U.S. Capitol, Supreme Court, Library of Congress, and numerous landmarks.

The home's interior exudes modern elegance with open-plan living and dining areas and a convenient powder room on the **Main Level**. Abundant southern natural light streams into the completely renovated Chef's kitchen (2018) which features a huge island, fireplace and access to the **Lower Level** wine cellar and utility room.

The **Upper Level** features the master bedroom with fireplace and ensuite master bath (2012) with dual closets and convenient laundry. Two additional bedrooms share a new full bath (2018) and the larger with a wall of custom closets (2012).

A few of this meticulously maintained home's renovations include: roof and solar panels (2009), recessed lights, haiku ceiling fans (2013), painting (interior & exterior) and brick repointing (2018).

The **Exterior** features a new slate patio with landscape planting and wood fence (2018).



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## BEST VALUE on Capitol Hill!

- **New Chef's Kitchen** with Island (2018)
- Refinished Hardwood Floors (2018)
- **Renovated Master Bath** with Dual Rain Showers (2012)
- New Exterior & Interior Paint (2018)
- **New Skylights** (2015), New Roof & Solar Panels (2009)
- NEW Fully Fenced Patio & Landscaping (2018)
- Brick Repointing on Western Facade (2018)

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## Convenience and Location!

- Three blocks east of **Union Station** (**METRO**, **MARC**, **Amtrak**, **VRE**, **DC Circulator**, **OurBus**)
- Neighborhood shops and restaurants along H Street (**Whole Foods**, **Giant**, **Nando's Peri Peri**, **Cava**, **Starbucks**)
- Minutes to **U.S. Capitol**, Supreme Court, Library of Congress, and numerous landmarks
- Additional shopping includes **Trader Joe's**, **Harris Teeter**, and **REI** just minutes away!



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