

650 9th Street, SW
 Washington, DC 20024
 CLOSE TO CAPITOL

IMAGINE... living in a rarely available 4 BR, 3½ BA townhome... beautiful Potomac winter waterviews, entertaining deck, chef's eat-in granite kitchen, upgraded baths, hardwood floors, with all the bells & whistles... blocks to Metro, Capitol Mall, Waterfront, fine dining and a mile to the Capitol. POLISHED & PRISTINE!

Open, light and bright with great entertaining space and fabulous views.

IMAGINE... South West Waterfront – Now & The Future. Visit www.swdcwaterfront.com

IMAGINE... sitting with neighbors on your private front lawn and seeing the July 4th fireworks.

IMAGINE... a casual 10 minute walk to one of the Smithsonian Museums, memorials, or special events on the National Mall.

Price:	\$799,900
Subdivision:	Capitol Square
Year Built:	2001
Type:	Townhouse
Style:	Federal
Construction:	Siding
Water:	Public
Sewer:	Public
Heat:	Natural Gas
CAC (Type):	Electric
Hot Water:	Electric
Fireplace:	1 Gas
Parking:	Attached Garage
Taxes:	\$6,375
Elementary:	Call School Board
Middle School:	Call School Board
High School:	Call School Board
Total Bedrooms	4
Total Full Baths	3
Total Half Baths	1
Living Room (MN)	17' x 14'
Dining Room (MN)	14' x 10'
Kitchen (MN)	14' x 8'
Breakfast Area (MN)	10' x 9'
Master BR (U1)	15' x 12'
Bedroom 2 (U1)	12' x 10'
Master BR2 (U2)	13' x 12'
Sitting Room (U2)	14' x 14'
Garage (L1)	18' x 17'



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All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.

Special Features:

First Level:

- 18' garage with automatic garage door opener
- Recessed lighting
- Separate coat closet
- Bedroom 3 with walk in closet or office/den
- Window treatments
- Carpet on stairway

Second or Main Level:

- Brick outside walk, steps and front stoop entering onto main living level, enclosed front yard with wrought iron fence
- Hardwood floors throughout
- Separate entry foyer
- Half bath with pedestal sink
- Coat closet
- Separate Living and Dining rooms with chair rail and crown molding
- 3- sided Gas fireplace with black slate surround
- Window treatments
- Upgraded 42" maple kitchen cabinets
- Black appliances including: refrigerator with filtered water, crushed and cubed ice maker, gas stove and oven, and under mounted stainless two bowl sink with disposal
- Black Uba Tuba granite countertops
- Breakfast bar
- Separate breakfast area
- Separate pantry
- Private Wood deck with hose bib for watering plants
- Hardwood stairs to bedroom level

Third or Master Suite Level:

- Window treatment throughout this level
- Hardwood hall with Carpeted bedrooms
- Master Bedroom with huge walk-in closet
- Master bathroom with corner soaking tub and separate glass shower, separate standing vanities (separate his and her sinks with stainless fixtures)
- marble tile in bathroom
- Full bath with white tile and stainless fixtures.
- washer and dryer
- 2nd Bedroom with 2nd full bath

Top Level with Loft:

- Office or Den
- Carpeting
- 2nd mastersuite/ bedroom 4 with private full bath
- Bathroom features vanity, white tile with stainless fixtures
- Antique barnwood TV cabinet conveys



- Views of waterfront, Benjamin Bannaker Park, the Jefferson monument and sunsets!
- Blocks to L'Enfant Metro, Hirshhorn Museum, Air and Space Museum, National Mall
- Safeway grocery and shopping plaza is nearby



Mary Farrell

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