



3245 Nebraska Avenue • WASHINGTON, DC 20016

Welcome to a brick and fieldstone English country home in the city! This residence has been thoughtfully and extensively renovated using the finest materials, keenest vision, and influences from top designers, including Barry Dixon and Lois Kennedy. A tour of the property is like walking through a designer's showcase as sophistication abounds. Prominently positioned on Nebraska Avenue, this home takes full advantage of its wide lot to provide an elegant entrance. The main level of the home offers an expansive entrance hall/foyer; a grand living room with stone fireplace and access via double French doors to the garden; a cozy, hexagonal shaped sunroom; a dinner-party sized dining room; and a table-spaced, gourmet kitchen with professional grade appliances, double sinks, polished concrete counters, faux-painted Masonite flooring, and separate service entrance. In addition, at the rear of the house on the main level is a media room with built-in surround speakers, a 126-inch dropdown movie screen and accompanying HD projector, along with a wet bar. There is also a bedroom on the main level with a walk-in closet and spa-like, en-suite bath with fixtures from Samuel Heath, Waterworks, and Restoration Hardware.

The second level of the home is used as a large Master suite with sitting room, bedroom, custom walk-in closets, under-eave storage, and another full bath with an oversized Waterworks soaking tub and separate shower. Additionally the second level has a laundry room and access to the attic.

The lower level is currently being used as a home office/studio with powder room and access to an oversized 2-car garage, but it has the potential to be used as an in-law suite with a separate entrance. Designed for oenophiles, this space has a built-in 500 bottle capacity wine cellar and an auxiliary Sub-Zero wine cellar capable of storing up to 147 bottles, as well as a separate Sub-Zero refrigerator.

The garden has been extensively landscaped and provides an outside, private dining area flanked by plantings, and adjacent to a gentle waterfall that creates a relaxed setting for lounging or entertaining.

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MAIN LEVEL

- Foyer/Entrance Hall
- Living Room w/fireplace (23'x14')
- Sun Room
- Dining Room with built-in China cabinet
- Gourmet kitchen and service entrance
- Bedroom with en-suite bath
- Powder room
- Media room with wet bar
- Coat and Media Closet

LOWER LEVEL

- Home Office/Studio or In-law Suite
- Powder Room
- Wine Cellar
- Oversized 2-car Garage
- Storage

AMENITIES

- Central Air Conditioning
- Hardwood Floors
- Pre-wired, built-in sound system
- Built-in Cabinets and Shelving
- Garden waterfall
- Garden sprinkler system and accent lighting
- Incredible storage
- Fantastic location
- Innumerable upgrades

SECOND LEVEL

- Master Suite or 2 separate bedrooms
- Sumptuous bath with soaking tub and separate shower
- Sitting Room
- Laundry Room
- 2 walk-in closets
- Access to Attic



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