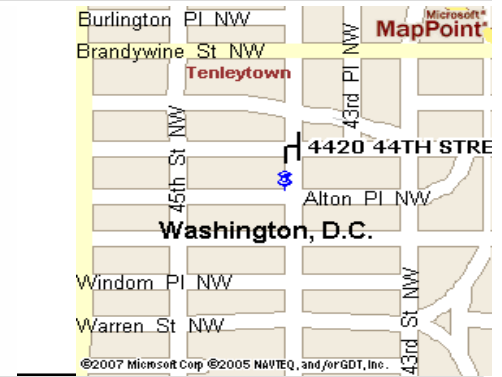


Status: ACTIVE
List Price: \$799,900
Ownership: Fee Simple - Sale
BR/FB/HB: 3/2/0
Lot AC/SF: 0.11/5,009.00
Lvl/s/Fpls: 2 / 1
Tot Fin SF: 2186
Year Built: 1947
Total Tax: \$5,591
Tax Yr: 2006
Ground Rent:
Style: Colonial
Type: Detached



Legal Sub: American University Park
Adv. Sub: American University Park
Model: STUNNING KITCHEN

HOA Fee: /
C/C Fee: /
Condo/Coop Proj Name:

Map Coord: GREAT!

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR	3	0	3	0	0	0	ES: JANNEY
FB	2	0	2	0	0	0	MS: DEAL
HB	0	0	0	0	0	0	HS: WILSON

Master Bdrm: 13 x 12 Upper 1	Fifth Bdrm:	Rec Rm:	Othr Rm 3:
Master Bdrm 2:	Living Rm: 15 x 12 Main	Den:	Foyer :
First Bdrm:	Dining Rm: 10 x 11 Main	Library:	Garage: 10 x 20 Main
Second Bdrm: 10 x 10 Upper 1	Kitchen:	Sitting: 8 x 11 Main	Carport:
Third Bdrm: 9 x 12 Upper 1	Brkfast Rm:	Othr Rm 1:	Unfinished: 18 x 23 Lower 1
Exterior:		Exposure:	
Exterior Const: Brick and Siding		Roofing: Other,Slate	

Other Structures: Above Grade,Below Grade

Lot Desc:

Basement: Yes, Daylight, Partial,Space For Rooms,Unfinished

Parking: Drwvy/Off Str,Garage

Heating System: Forced Air

Water: Public

Cooling System: Central A/C

Sewer/Septic: Public Sewer

Appliances: Dishwasher,Disposal,Dryer,Icemaker,Microwave,Oven/Range-Gas,Washer,Water dispenser

Amenities: Built-in Bookcases,Crown Molding,FP Mantels,Granite Counters,MBR-BA Full,Master Walk-in Closet,Shades/Blinds,Wood Floors

HOA/C/C Amenities:

Remarks: OPEN HOUSE 2/3 & 2/4 1-3pm. Wonderful AU Park house, 4 blocks to metro, major renovaions in past 2 years: new windows, new ktichen, new hall bath, new switches and outlets, new deck, new invisible dog fence, new fireplace, new light fixtures, etc. Full 2 baths up, large closets, attached 1-car garage (fits a Landrover!), large lot with picket fence, room for wine cellar in basement. A real treat.

Directions: From Georgetown - N on Wisconsin, Left on Ablemarle, left on 44th. At corner of 44th and Alton.

Listing Co: W.C. & A.N. MILLER REALTORS, MIL9

List Date: 01-Feb-2007

DOM-MLS/Prop: 0/0

