



Understanding What Matters Most

Presents

1100 8TH STREET NE



CAPITOL HILL

Washington, DC

RE/MAX[®] Allegiance

This could be your new home...



Dining Room



Living Room



Kitchen



Kitchen Alternate View



Recreation Room with Kitchenette



4th Bedroom/Lower Level Den

Spacious Rooms Throughout Home



Light and airy Master Suite with two closets

Two additional bedrooms, skylight, and two full bathrooms on upper hall



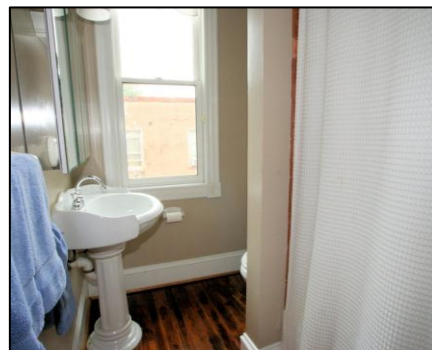
Bedroom 2



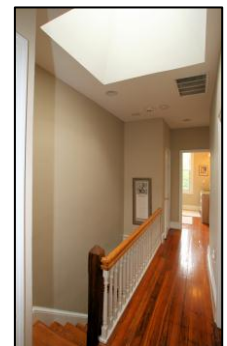
Bedroom 3



Master Bathroom



Bathroom 2

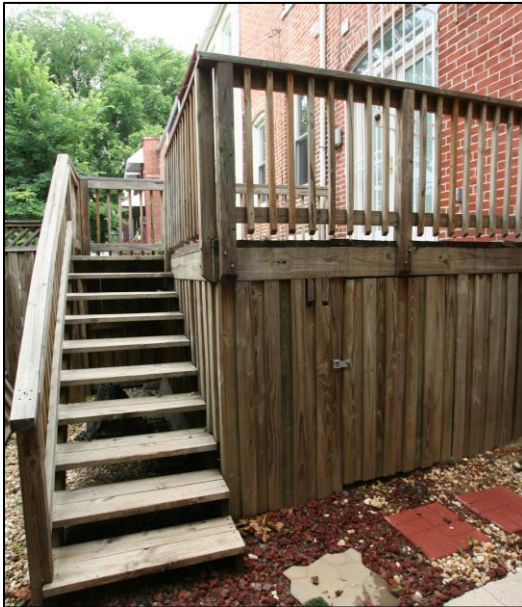


Skylight

Your Private Retreat



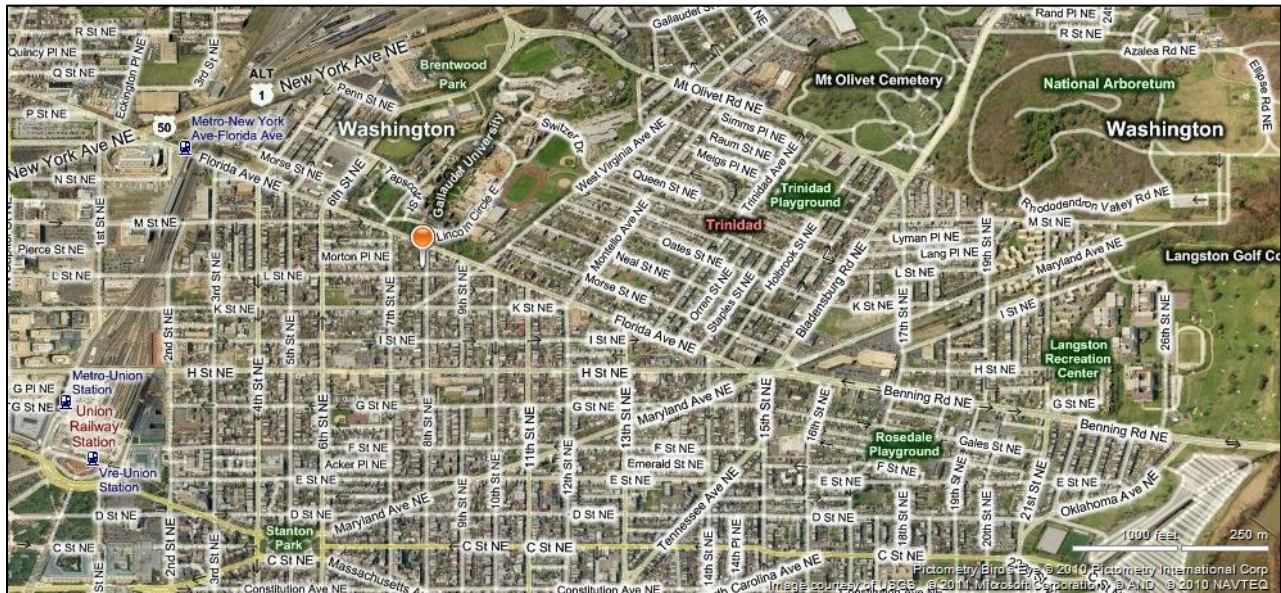
Spacious fenced front and side yard



Elevated deck and storage in rear

Your Neighborhood

This home is near Gallaudet University, the historic Mount Olivet Cemetery, Capitol Hill and Union Station, the National Arboretum, Langston Golf Course, and several more parks and playgrounds:



This home is less than one mile from two Red Line stations (New York Avenue and Union Station), and is near lots of shopping, dining, and nightlife options on H Street:



Special Features

INTERIOR

- Bright, open floor plan on main level
- Original hardwood floors throughout home
 - Skylight in upper hall
 - Bathroom on every level
- Vaulted ceiling in Master Bedroom
- Kitchen with stainless steel fridge, granite countertops
- Three total bedrooms and additional lower level bedroom/den
- Spacious lower level with rec room, den, and full bathroom
 - Kitchenette on lower level
- Three total full bathrooms (and one half-bath on main level)
 - Recessed lighting throughout home
- Home wired for cable and satellite with many outlets
 - Separate lower level back entrance/exit

EXTERIOR

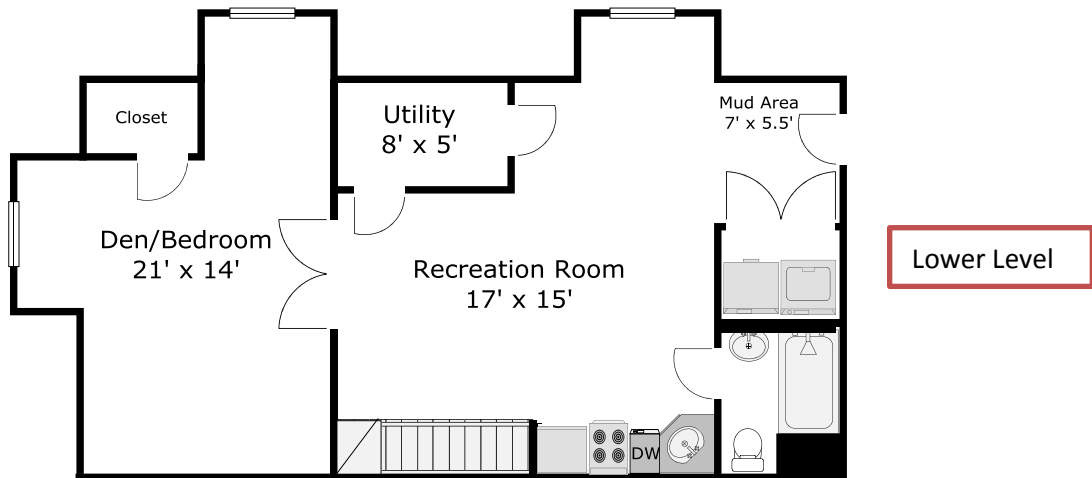
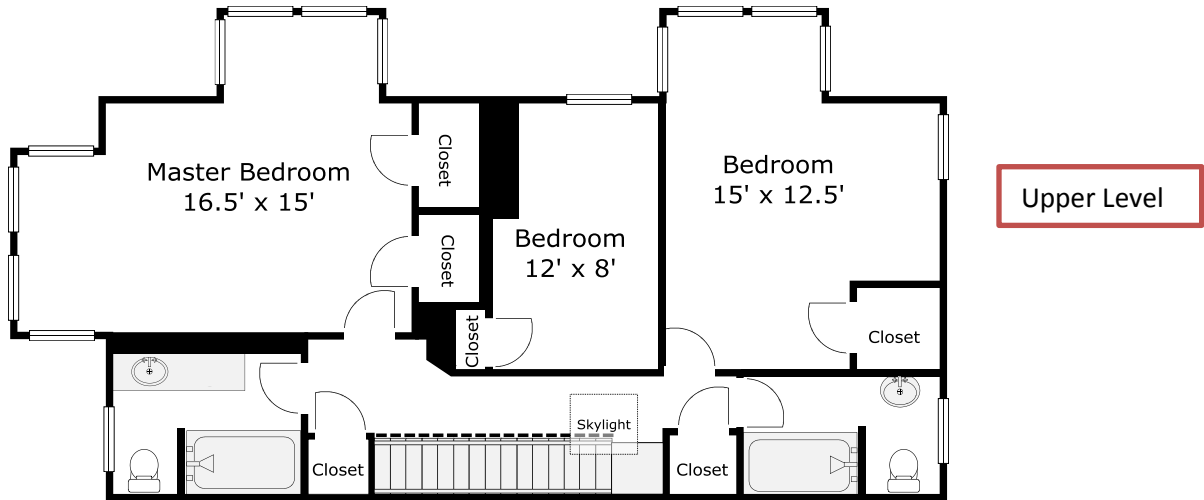
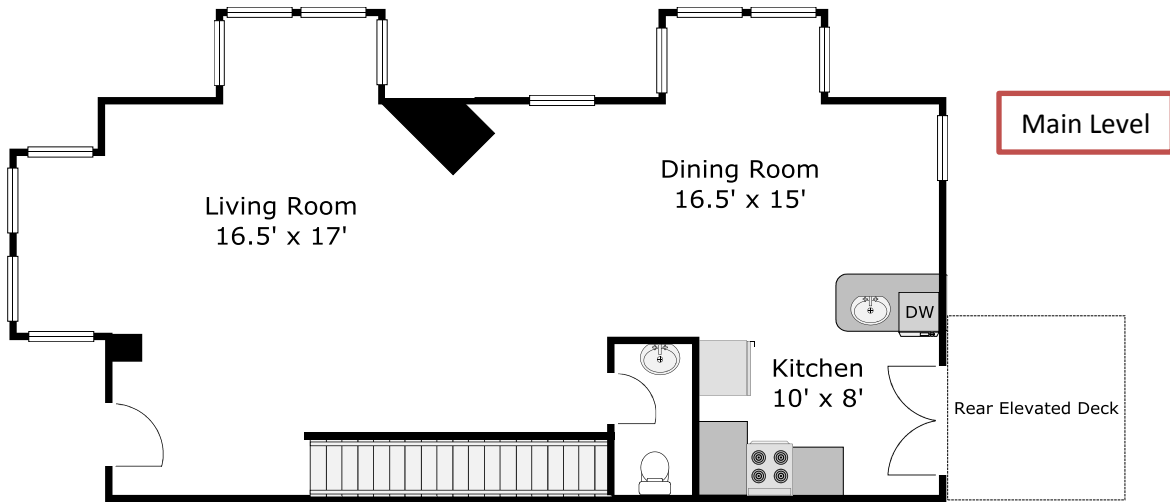
- Recently (2006) tuckpointed brick exterior
- Grassy, fenced-in front and side yards
 - Elevated deck with storage in rear
 - Two tandem parking spot
 - End-unit rowhouse

LOCATION & TRANSPORTATION

- Less than one half mile from New York Avenue Metro Station and less than one mile from Union Station Metro Station (Red Line)
 - Amtrak within one mile, also at Union Station
 - One block from Gallaudet University
 - Within two miles of Capitol Hill

Floor Plan

Not Drawn to Scale



Letter from the Owners

Welcome to our home! 1100 8th Street NE is and has been an exciting place to live for the last seven years. The house has original hardwood floors and high ceilings that generate a feel of antiquity; the neighborhood continues to experience tremendous renovation with the arrival of new businesses; and its proximity offers a host of alternatives for entertainment, exercise, and commuting.

We fell in love with the house, which was fully renovated in 2004, when we first approached the front doors. The all brick exterior and architecture immediately struck us as unique, and the windows, which yield a great deal of light throughout the house, are welcoming. The architecture is gorgeous with original red brick (completely tuck-pointed in 2006). And, we could not live without our driveway's two parking spots adding to the convenience of our home.

We love the first floor's large open floor plan, which has proved sufficient to hold large parties and the architectural mystique for an intimate dinner with friends or family. With the original wood floors, timeless window treatments, and a warm color throughout, the living room and dining room make way for a welcoming and cozy experience. The powder room is convenient for our day-to-day living, as well as for when we entertain. Our kitchen's French doors open to our deck, which has storage underneath it. Our deck is a great feature and provides the luxury of people-watching in the trees' shade while our food finishes on the grill.

The second floor's three bedrooms and two full bathrooms have been great for accommodating our family and out-of-town guests. We have more than enough room in our master bedroom for our family of six (which includes two pups) to unwind from the day by watching cartoons or explaining to our son why trees sway in the wind. We also have two large hallway closets, one that has a washer and dryer hookup (the basement also has a washer and dryer).

With an additional bedroom supplemented by a kitchenette, family room, and full bathroom, we have been fortunate to take in some of our closest friends as they finalized their transition to the Washington, D.C. area. They have had enough space to store their food for weeks without impeding on our family's cabinet space. When not occupied, however, the basement has proved to be invaluable for providing comfort and privacy to our in-laws.

Gallaudet University's campus (less than a block away), has provided us the opportunity to walk our dogs in a peaceful and pretty setting. Also, Gallaudet's track, tennis and basketball courts are available to members of the surrounding community. As new parents, it has provided us the opportunity to take our first born to a great playground with activities suited for small toddlers and older children alike.

North of Massachusetts (NoMa) has seen a significant commercial and residential investment in the last 4-6 years, including Harris Teeter Grocery, CVS, Potbelly, Au Bon Pain, Five Guys adjacent to the New York Avenue redline Metro stop. There are also new high rises, hotels, stores, and several city and federal government agencies now established in the area within a one block radius of the metro stop.

The H Street revitalization is well under way with many new hip restaurants, bars, and coffee shops; fitness and yoga studios; a performing arts theater; and Rite-Aid Pharmacy. Just a bit further from the house is Capitol Hill, Union Station and Eastern Market all with equally fantastic restaurants, bars, and shopping. Mount Vernon Square is also nearby, which has fun restaurants, a Safeway Grocery, an Ace Hardware, and gym. Less than a mile and a half from the house is a Giant Grocery, Home Depot, and other shops. Pending perks like the H Street trolley will continue to add flavor to a very interesting sector within our city.

With these amenities in such close proximity, running errands, grabbing lunch, filling a prescription, or even prepping for meals is that much easier. There have been several occasions where, in the midst of prepping dinner for our growing family, where running out to the store took less time than switching out the clothes in the laundry. And when a family member has been ill, the close proximity to the store's pharmacy has always made getting medicine and other remedies easy.

Commuting downtown or to the surrounding suburbs is a cinch via driving, metro, or bus. A commute to downtown for work, doctor appointments or sight-seeing is less than a ten minute drive. Commuting via New York Avenue/BW parkway or I-395/I-295 is equally easy!

We have been fortunate to enjoy a home that has met and in many ways exceeded our expectations. Although we will miss our house and all the neighborhood has to offer, the next occupants will undoubtedly experience a fantastic and memorable living experience as well. Good luck with the search for your new home and we hope you have found it here.

Dana & Dave

