

Located on a quiet street in the heart of one of Washington DC's finest communities, this classic brick, hip roofed 1943 colonial was built for the ages. Plaster walls, hardwood flooring, gas heat, gas central air conditioning, wood double hung windows, brick patios, the home is modest but well built.

The HVAC equipment appears to be young. The circuit breaker electrical system appears to be relatively recently installed. There are several newer kitchen appliances. The home was

professionally painted in November of 2018. The hardwood flooring was professionally refinished in November of 2018. The exterior shutters were painted in 2018. The "Georgetown" style smaller backyard is private. Is the home modest? Yes it is. Is it simply irreplaceable in THIS community at this price? Yes it is. The last time a Spring Valley home sold under 749K was 2015. The last time a Spring Valley home sold under 700K was in 2010. This home is an opportunity.

- ◆ Lot 36 Block 1515 Subdivision Spring Valley (not lot 819 which a previous DC tax record entry describes).
- ◆ The side porch addition entry features two skylights and floor to ceiling windows, plus double doors to the back patios.
- ◆ The living room features a wood burning fireplace and a coat closet.
- ◆ The kitchen features a newer stainless steel Kitchenaid refrigerator, a newer GE electric four burner stove, a newer Whirlpool stainless steel dishwasher, vinyl flooring, cabinets to the ceiling, and a backdoor to the patios.
- ◆ The first floor powder room is an addition and has a new toilet and a pedestal sink.
- ◆ The Air Ease gas forced air furnace and electric central air conditioning are younger.
- ◆ 3 Bedrooms and 1 Bath upstairs. The bath has a bathtub and linen closet.
- ◆ There's a younger Rheem 40 gallon hot water .
- ◆ GE washer and dryer convey.
- ◆ Unfinished lower level divided into two areas.
- ◆ Mature landscaping



## Property Details

**3 Bedrooms**

**1 Bathrooms**

**1 Half Bath**

Approx. 1725 sq. ft.  
of finished living area, 1150  
Above grade.

**Lot size: 2470 sq. feet (43" x 57'-  
aprx)**

*Real property tax and other non-tax  
charges that a new owner will expect to  
pay in the first full fiscal year of owner-  
ship are estimated to be \$2643.00*

**Matthew Maury**

**(301) 928-8686 (cell)**

**(301)-654-3200 (office)**

*All information deemed reliable,  
not guaranteed.*

# 4624 Sedgwick St.

Washington DC 20016

\$699,000



**Matthew Maury**

(301) 928-8686 (cell)  
(301) 654-3200 (office)

✉ [matthew@matthewmaury.com](mailto:matthew@matthewmaury.com)

More information :  
[matthewmaury.com](http://matthewmaury.com)



**Stuart &  
Maury**  
REALTORS®

4833 Bethesda Avenue  
Suite 200  
Bethesda, MD 20814