

**5190 Linnean Terrace, NW
Washington, DC 20008**

"Forest Hills"

Sited on a level lot with a tranquil view overlooking parkland, this charming brick rambler features a living room with gas fireplace, generous sized dining room, bright kitchen, owner's bedroom suite with bath, three additional bedrooms, and wonderful screened porch. The level, walk-out basement is finished and has a rear-load garage. The location is excellent, as it is only a few blocks to Rock Creek Park and the shops and restaurants along Connecticut Avenue. It is also close to many desirable schools and the Van Ness-UDC metro stop. The large lot offers pleasant views and lends itself to an exceptional opportunity to create a "forever" home in the desirable neighborhood of Forest Hills.

MAIN LEVEL

- **Entrance Foyer** with light fixture and coat closet
- **Living Room** with gas fireplace, crown molding and large windows
- **Dining Room** with chair rail and crown molding, pocket door and window
- **Table-Space Kitchen** with stove, dishwasher, refrigerator, wood cabinetry, abundant counter space and an outside exit to the screened porch and backyard
- **Screened Porch** with tile floor and stairs leading to backyard
- **Primary Bedroom** with two closets (one walk-in), light fixture, and two windows
- **Primary Bath** with walk-in shower, sink, toilet, heat lamp and window
- **Bedroom #2** with two closets, light fixture, and corner windows
- **Bedroom #3** with closet, light fixture, and corner windows
- **Hall Bath** with tub, sink, toilet, heat lamp, window and large hall linen closet
- **Bedroom #4/Den** with closet, light fixture, and windows

LOWER LEVEL

- **Recreation/Family Rom** with wood burning fireplace, bar area and outside exit to patio
- **Den/Office** with closet and access to the garage
- **Full Bath** with shower and window
- **Utility Room** with washer, dryer, sink and window
- **One-Car Garage** with opener, two windows, and extra-deep allowing for storage space

SPECIAL FEATURES

- Roof and gutters (November, 2019)
- Wood flooring, crown and chair molding, and double-pane windows
- Large, floored attic with pull-down staircase
- Gas furnace and hot water heater, electric central air conditioning, and circuit breaker electrical box
- Two fireplaces (one gas, one wood-burning)
- **House to be sold in "AS-IS" condition**

**Price: \$1,325,000 Taxes: \$10,124/year Lot Size: 8,795 sq ft (.20 acres) Year Built: 1953
Schools: Murch ES, Deal MS, Jackson-Reid HS**

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