



PALISADES

BROKERAGE

5121 Klinge St. NW
WASHINGTON, DC 20016

Offered at \$1,175,000

Incredible opportunity to own in Kent on one of the prettiest streets. This brick colonial was designed by Donald Hudson Drayer, well known DC architect in the 1950'-70s. The house consists of 4 BR 3.5bath with approx. 4,000 sq. ft. proximate to Potomac River, C&O Canal, Palisades Rec Ctr, Key School, & Battery Kemble Park. With lower level renovation, house could easily become 5BR, 4.5bath, as well as potential for another bedroom in the den. House has had only one owner and is well constructed and cared for. Multiple options as the house sits on a sizable lot. Potential for renovation or expansion is great as the house has large square footage. Perfectly suited for an end user or investor. Off street parking a big plus as the house has a garage and a long driveway. No open houses currently, but agents and buyers are welcome.



Interior Features

- » 4 Bedrooms, 3 Full baths, 1 Half Bath
- » Two Fireplaces
- » Estimated Square Footage Per Tax Records: 4,061
- » Large light filled Living Room with Wood Burning Fireplace and Bay Window with Southern Exposure
- » Dining Room open to Kitchen and Sun Room awash with natural light and fresh air from screened windows
- » Lower Level Recreation Room with Fireplace as well as Den, Home Office or potential 5th Bedroom with half bath
- » Plentiful Storage Space and Closets throughout
- » Large Unfinished Attic Space with access via door from Second Floor
- » Forced air system for heat and air conditioning to most of the house
- » Large One-Car Garage
- » Year Built: 1957
- » 2020 Taxes: \$9,516.34



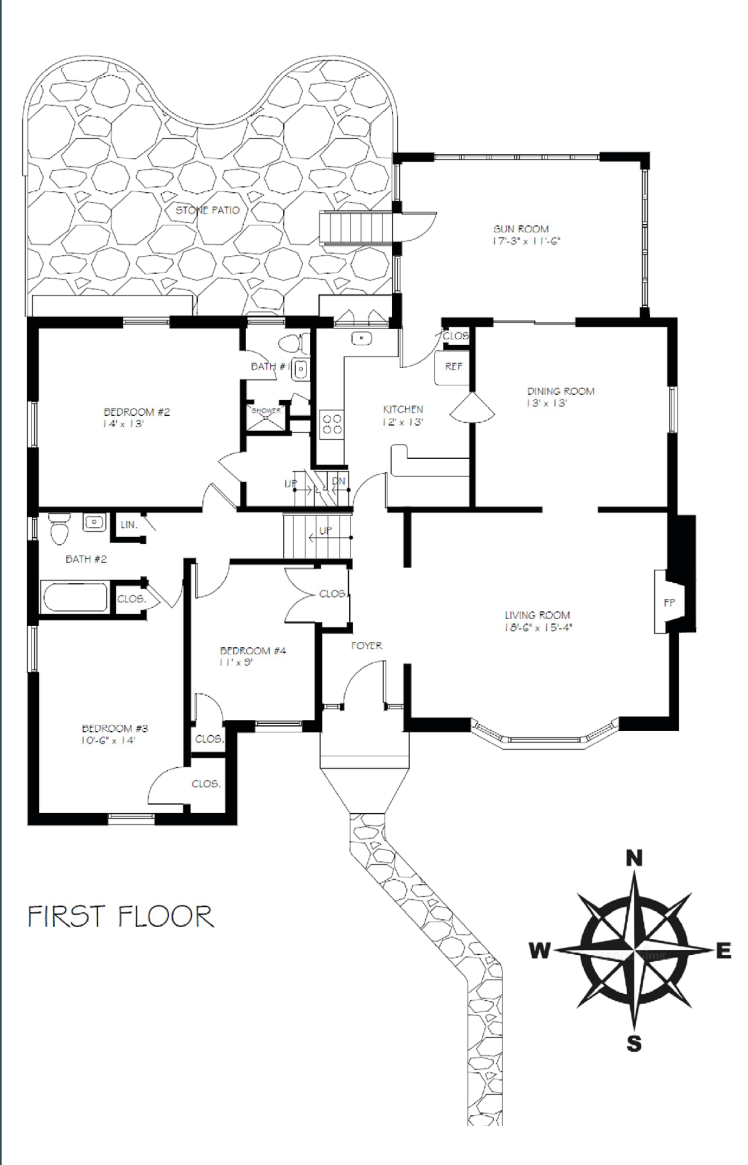
Exterior Features

- » Large Rear Flagstone Patio with private fenced in yard
- » Excellent streetscape with bay window
- » Mature landscaping
- » Walking distance to DC Boathouse, Et Voila, Black Salt and other Restaurants and Retail
- » Lot Sq Ft: 6,375

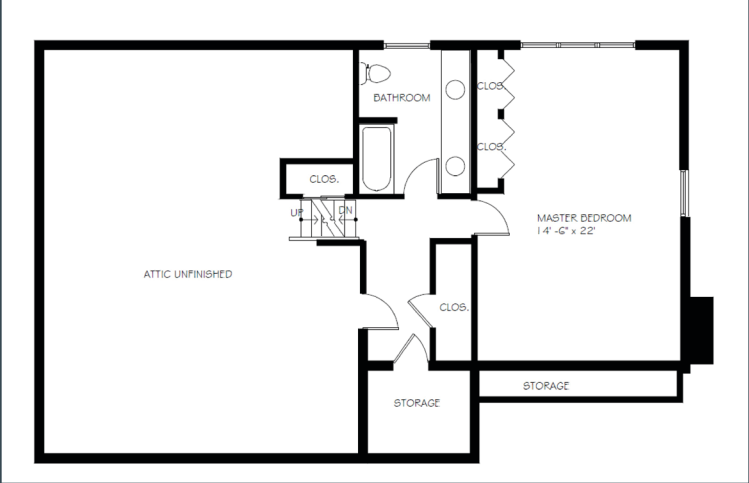


Square Footage 4,061

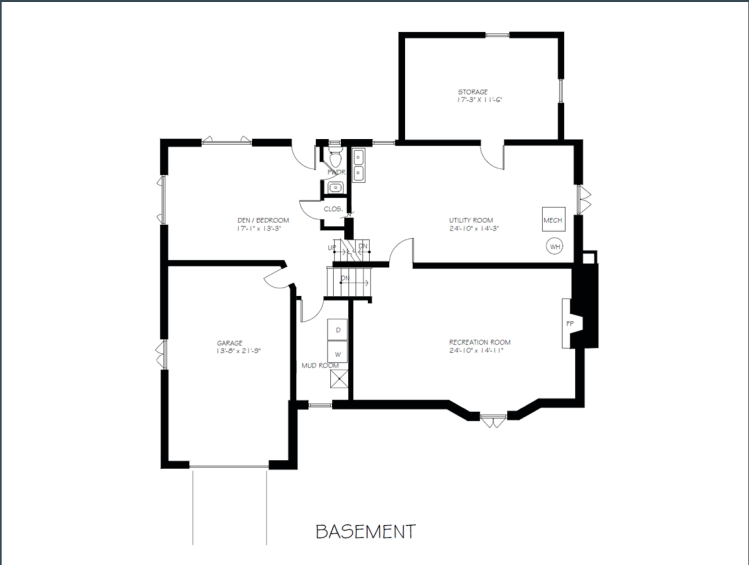
FIRST FLOOR



SECOND FLOOR



BASEMENT



All illustrations, dimensions and square footage estimates are approximate and taken from tax records.



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