

# Stuart & Maury, Inc.

presents for sale

## 3554 Quebec St., NW

Washington, DC 20016



*It all started as a dream in the 1920s by parents of four sons who were students at Hearst Elementary School. The Loughran family purchased this spectacular corner lot at the intersection of Quebec St. and Idaho Ave. so their boys could walk across the street to their school and play in close-by parks. Sidwell Friends School had just built the new campus on Wisconsin Ave., but the close-by Metro didn't exist. The dream didn't come true until the eldest son built this solid, handsome brick semi-detached home in 1957 (the tax records are not accurate). He lived in 3554 while renting 3552. In 1997, 3552 was sold to a private party. The property at 3554 has remained in the family and they are now ready to pass the dream to the next owner. From the inviting front entrance with side lights and open foyer, this 3 bedroom, 2 1/2 bath home has been meticulously maintained and improved over the years.*

*This fine residence offers the benefits of close proximity to Tenleytown and Van Ness Metro stations, the Cathedral and downtown, Washington D.C. Also nearby are various well-known, highly desirable schools for children of all ages and abilities.*

*Over the past ten years, the owners have replaced most of the major appliances and HVAC systems, refinished the hardwood floors, and recently updated the kitchen with beautiful granite countertops, new stainless appliances, and tiled kitchen and foyer flooring.*

<b>Price:</b>	<b>\$729,900</b>	<b>Lot Size:</b>	<b>4066 sq. ft.</b>
<b>Legal:</b>	<b>Lot 1957 Block 0813 Cleveland Park</b>	<b>Age:</b>	<b>Built in 1957</b>
<b>Taxes:</b>	<b>\$7403.42 (non-occupant)</b>	<b>Possession:</b>	<b>Settlement</b>

*Represented by*

**Susan Bader**

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### ENTRANCE LEVEL:

- Foyer entrance hall with ceramic flooring (2009)
- Exit to garage
- Utility Room
- Full bath with shower

### MAIN LEVEL

- Large, open living and dining area with wood fireplace, built-in bookcases, gracious crown molding, beautiful, re-finished hardwood floors (2007), and three windows
- Double size coat closet
- Powder Room (updated in 2007)
- Table-space kitchen with two windows (one bay), door to back yard, pantry, ceramic floor, granite counter tops, built-in oven, gas stove top, new stainless steel refrigerator with ice maker, and dishwasher. (updated 2009)

### THIRD LEVEL

- Master bedroom with two closets and two windows
- Bedroom #2 with built-in bookshelves and cedar closet
- Bedroom #3 with large closet and two windows
- Full bath with updated vanity, medicine cabinet, light fixture and ceramic flooring (updated 2007)

### DETAILS

- Brick exterior, quality construction
- Hardwood flooring
- Large windows with storms throughout
- Ceramic tile, granite kitchen countertops, stainless and black appliances
- Driveway and garage
- Large, corner lot

**Information deemed reliable but not guaranteed**

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**For more information, disclosures and photographs of the property, visit my website:**  
*[www.stuartandmaury.com](http://www.stuartandmaury.com)*