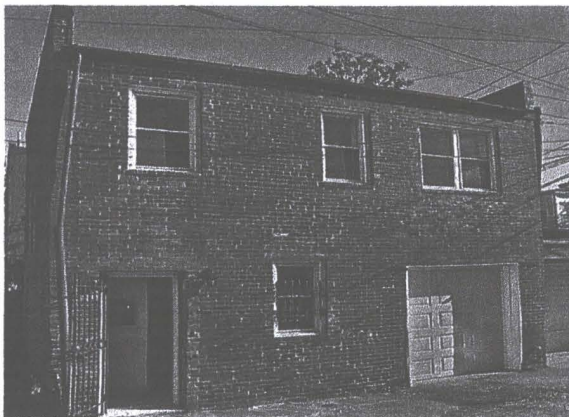


211 Rear Eleventh Street SE

And Now, For Something
Completely Different!

\$425,000

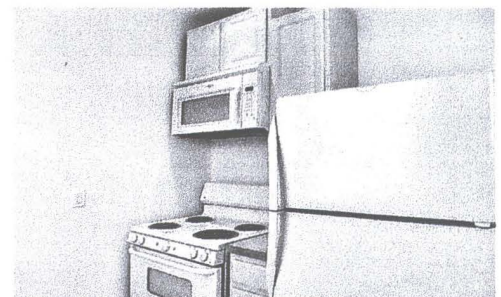
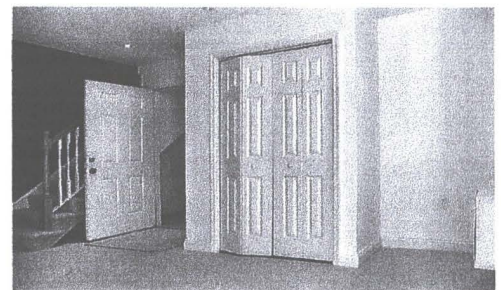
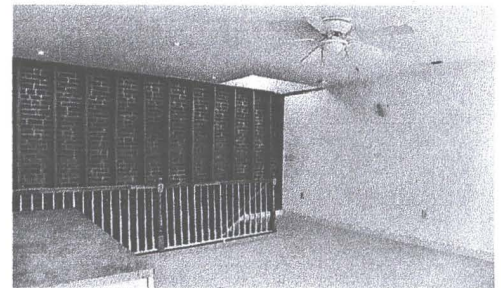


A spacious 2 level carriage house in a prime Eastern Market location!

- Recent top-to-bottom renovation features loft-like second story with new kitchen, full bath and expansive open floor plan.
- The main level features a large entry foyer, powder room, laundry area, closet space.

One car garage with direct access to the interior.

For those who like to think "outside the box."



GaryJankowski.com
202.439.6009 • gary@hughkelly.com



Local Expertise. Global Connections.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18234

EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 18234
EXHIBIT NO. 29

DC7432810

Residential Synopsis - Agent

415 WALKER CT SE WASHINGTON, DC 20003-2150



Page 1 of 1

18-Jul-2011

5:04 pm

Status: SOLD

List Price: \$795,000

Ownership: Fee Simple - Sale

BR/FB/HB: 1/1/1

Lot AC/SF: 0.06 / 2,621.00

Lvis/Fpls: 2 / 0

Tot Fin SF: 2960

Tax Living Area:

Year Built: 1890

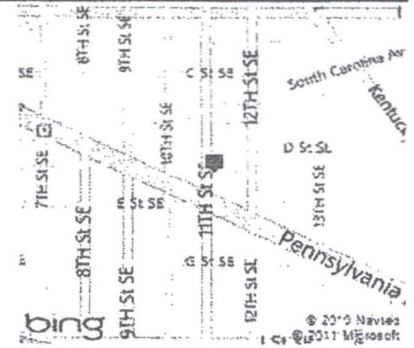
Total Tax: \$6,106

Tax Yr: 2009

Ground Rent:

Style: Victorian

Type: Detached



Close Price: \$795,000

Close Date: 17-Nov-2010

Subsidy: \$0

Contract Date: 17-Oct-2010

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub:

HOA Fee: /

Tax Map: 0992 0830,0833

Adv. Sub: Capitol Hill

C/C Fee: /

Liber:

Model:

Other Fee: /

Folio:

C/C Proj Name:

Parcel:

Block/Square: 0992

Lot: 830,0833

ADC Map: 6GH

Area:

	Total Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	1	0	1	0	0	ES: WATKINS
FB:	1	0	1	0	0	MS:
HB:	1	1	0	0	0	HS:

Exterior: Fenced - Fully, Patio

Exterior Const: Brick

Other Structures: Above Grade

Lot Desc: Additional Lot(s), Landscaping

Basement: No

Parking: Drwy/Off Str

Heating System: Radiator

Water: Public

Cooling System: Central A/C

Sewer/Septic: Public Septic, Public Sewer

Appliances:

Amenities: Wood Floors, Wpool Jets

HOA/C/C Amenities:

List Date: 09-Sep-2010

Update Date: 29-Nov-2010

DOM-MLS: 38

DOM-Prop: 38

Remarks: Open 1-3 10/17.BEHD 414 11TH ST SE. TO SHOW:LA 202 255 0952.LOCKBOX ON WOODGATE by 414 11th STREET ENTRANCE. 2960 SF 2 levels,Hist carriage house.Grooms book"The Majesty of Capitol Hill"-Artist's studio/gallery& 2nd fl loft style/residence.Ldscp gardens +patio.Pkg Enter from 11th St & 415 Walker Ct.5 skylts,wind all sides,brick walls orig heart pine fl.C/O Art Gallery

Directions: CARRIAGE HOUSE BEHIND 414 11th St SE.Between 11th & 12th SE & PA Ave & D.Go East on Pa Ave,Go Left on 11th SE, turn Right into Walker Court.Seller is agent.Seller reserves the right to accept,counter or reject any offer,any price,any time.

Show Instructions: Appt Only-Lister, Call 1st-Showing Contact, Lockbox-Sentrilock, All Days, 10 AM - 6 PM

Listing Co: Coldwell Banker Residential Brokerage, CBRB52

Listing Agent: KITTY KAUPP

Office: (202) 741-1699

Alt. Agent: Tati Kaupp

Owners: Tati Kaupp, Kitty Kaupp

Show Contacts: Kitty Kaupp, Tati Kaupp

Sub Comp: 0

Buy Comp: 2.5

Add'l:

Dual: Y

Phone: (202) 547-3525

Home: (202) 255-0952

Pager:

Office: (202) 741-1760

Fax: (202) 547-8462

Fax: (202) 547-4572

Cell: (202) 255-0952

Home:

Home:

Home:

DesR: Y

VarC: Y



DC6815421

Residential Synopsis - Agent

305 10TH ST NE WASHINGTON, DC 20002-6203



Page 9 of 10

13-Jul-2011

10:52 am

Status: EXPIRED

List Price: \$539,777

Ownership: Fee Simple - Sale

BR/FB/HB: 3/1/0

Lot AC/SF: 0.02 / 876.00

Lvl/Fpl: 2 / 2

Tot Fin SF: 0

Tax Living Area: 1,134

Year Built: 1928

Total Tax: \$3,851

Tax Yr: 2007

Ground Rent:

Style: Carriage House

Type: Attach/Row Hse



Foreclosure:

Legal Sub: Old City #1

Adv. Sub: Capitol Hill

Model:

Auction:

HOA Fee: /

C/C Fee: /

Other Fee: /

C/C Proj Name:

Potential Short Sale:

Tax Map: 0963 0804

Liber:

Folio:

Parcel:

Block/Square: 0963

Lot: 804

ADC Map: 6H4

Area:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	3	0	3	0	0	0	ES:
FB:	1	0	1	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Exterior: Patio

Exterior Const: Brick

Other Structures:

Lot Desc:

Basement: No

Parking: Street

Heating System: Hot Water, Radiator

Water: Public

Cooling System: Ceiling Fan(s), Wall Unit

Sewer/Septic: Public Sewer

Appliances: Dishwasher, Disposal, Dryer, Oven/Range-Gas, Range hood, Washer

Amenities: FP Glass Doors, Wood Floors

HOA/C/C Amenities:

List Date: 11-Jul-2008

Update Date: 02-Jan-2009

DOM-MLS: 5

DOM-Prop: 74

Remarks: A custom, stone entry leads the way to a Mediterranean oasis. Enter an exquisitely landscaped courtyard with white marble patio, Virginia field stone walls, planters and steps leading to the street-level carriage house. The extra-wide living room has oak floors, exposed brick walls, and a fireplace. A huge skylight illuminates the central space. 3 rooms and a large BA on the 2nd upper level. Charming

Directions: *****Monday-Friday 10am-6pm treat as vacant. other times call Rob*****

Show Instructions: Call 1st-Showing Contact, Lockbox-Supra, All Days, 10 AM - 6 PM

Listing Co: RE/MAX Allegiance, RMAX17

Listing Agent: ROBERT BERGMAN

Office: (202) 339-8066

Owners: Tomas & Heather Bonome

Show Contacts: Rob Bergman

Sub Comp: 3%

Buy Comp: 3%

Add'l:

Dual: Y

Phone: (202) 338-8900

Home: (202) 546-1553

Pager:

Fax: (202) 333-1468

Fax: (202) 478-1769

Cell: (202) 262-3848

Home: (202) 506-6593

Home: (202) 262-3848

DesR: Y

VarC: N



Status: SOLD

List Price: \$759,000

Ownership: Fee Simple - Sale

BR/FB/HB: 3/2/0

Lot AC/SF: 0.03 / 1,235.00

Lvls/Fpls: 2 / 1

Tot Fin SF: 0

Tax Living Area: 2,550

Year Built: 1900

Total Tax: \$6,342

Tax Yr: 2007

Ground Rent:

Style: Carriage House

Type: Semi-Detached



Close Price: \$760,000

Close Date: 25-Nov-2008

Subsidy: \$0

Contract Date: 24-Sep-2008

Foreclosure:

Auction:

Potential Short Sale:

Legal Sub: Capitol Hill

HOA Fee: \$0.00/ None

Tax Map: 0869 0834

Adv. Sub: Capitol Hill

C/C Fee: /

Liber:

Model:

Other Fee: /

Folio:

C/C Proj Name:

Parcel:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	3	1	2	0	0	0	ES:
FB:	2	1	1	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Block/Square: 0869

Lot: 834

ADC Map: TBD

Area:

Exterior:

Exposure: West

Exterior Const: Brick

Roofing:

Other Structures:

Lot Desc:

Basement: No

Parking: Garage

Heating System: Forced Air

Water: Public

Cooling System: Central A/C

Sewer/Septic: Public Sewer

Gar/Crpt/Assgd Spaces: 1//

Heating Fuel: Natural Gas

Hot Water: Natural Gas

Cooling Fuel: Electric

Soil Type: Urban Land-Sassafras-Chillum

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove, Washer

Amenities: Auto Gar Dr Opn, Dual Entry Bathroom, Tub-Soaking, Washer/Dryer Hookup, Wood Floors

HOA/C/C Amenities:

Vacation: Yes

Public Rd: Yes

Community Name: CAPITOL HILL

List Date: 19-Sep-2008

Update Date: 25-Nov-2008

DOM-MLS: 5

DOM-Prop: 5

Remarks: NOTE ADDRESS: 624 **REAR** A ST - YOU CAN HAVE IT ALL!! UNIQUE CARRIAGE HOUSE IN THE SHADOW OF THE LIBRARY OF CONGRESS. SUN DRENCHED TWO BEDROOM W/WOOD FLRS, SKYLIGHTS, FP, CUSTOM BATH *PLUS* ONE BR IN-LAW SUITE *PLUS* GARAGE. VERY SPECIAL, AND AFFORDABLE. CALL, 202-256-7358, GIVING WORK AT HOME OWNER 30 MINUTES NOTICE, LEAVE MESSAGE AND GO 10-6 OPEN SUNDAY 9/21 1-3

Directions: QUIET "MEWS" OFF 600 BLOCK A ST SE: NOTE ADDRESS 624 *REAR* A ST SE CALL LEAVE MESSAGE & GO 10 - 6 OTHER TIMES BY EZ APPT W/AGENT

Show Instructions: Call 1st-Owner, Lockbox-Electronic, Lockbox-Frnt Dr, Restr Times, All Days, 10 AM - 6 PM

Listing Co: Prudential Carruthers REALTORS, PCR4

Phone: (202) 608-1880

Fax: (202) 608-1881

Listing Agent: JUDI SEIDEN

Home: (202) 546-3736

Fax: (202) 546-6694

Office: (202) 547-4419

Pager:

Cell:

Owners: PYLE

Home:

Show Contacts: MS PYLE

Home: (202) 256-7358

Sub Comp: 3

Buy Comp: 3

Add'l:

Dual: N

DesR: Y

VarC: N

Status: EXPIRED

List Price: \$879,000

Ownership: Fee Simple - Sale

BR/FB/HB: 1/1/0

Lot AC/SF: 0.03 / 1,334.00

Lvls/Fpls: 2 / 1

Tot Fin SF: 0

Tax Living Area: 2,598

Year Built: 1911

Total Tax: \$6,539

Tax Yr: 2007

Ground Rent:

Style: Carriage House

Type: Other



Foreclosure:

Legal Sub: Capitol Hill

Adv. Sub: Capitol Hill

Model:

Auction:

HOA Fee: /

C/C Fee: /

Other Fee: /

C/C Proj Name:

Potential Short Sale:

Tax Map: 0756 0813

Liber:

Folio:

Parcel:

Block/Square: 0756

Lot: 813

ADC Map: DC16 H1 Area:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	1	0	1	0	0	0	ES:
FB:	1	0	1	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Master Bdrm 2:

First- Bdrm:

Second Bdrm:

Exterior:

Exterior Const: Brick

Other Structures:

Lot Desc:

Basement: No

Parking: Permit Required, Street

Heating System: Forced Air

Water: Public

Cooling System: Window Unit(s)

Sewer/Septic: Public Sewer

Appliances: Oven/Range-Electric, Refrigerator

Amenities:

HOA/C/C Amenities:

List Date: 24-Jan-2008

Update Date: 26-Jul-2008

DOM-MLS: 177

DOM-Prop: 177

Remarks: Unique Carriage House/Loft in prime location close to US Capitol, Senate Office buildings & Union Station. Two floor space, huge skylight. No sign on property. Seller reserves right to accept or reject any offer at any price. Disclosures available at www.capitolhilldocs.com

Directions: From US Capitol, east on Maryland Ave., left on 3rd St, NE. Alley is on left between C and Massachusetts Ave., NE. Please do not park in alley. Walk in from 3rd to last building on the right.

Show Instructions: Appt Contact, Appt Only-Lister, Call 1st-Lister, No Sgn on Prop, Restr Times, All Days, 10 AM - 7 PM

Listing Co: Coldwell Banker Residential Brokerage, CBRB52

Listing Agent: STEVE HAGEDORN

Office: (202) 547-3525

Alt. Agent: Larry Samuel

Owners: Brack

Show Contacts: Steve Hagedorn

Sub Comp: 0

Buy Comp: 3%

Add'l:

Dual: Y

Phone: (202) 547-3525

Home: (202) 544-7448

Pager:

Office: (202) 547-3525

Fax: (202) 547-8462

Fax: (202) 547-8462

Cell: (202) 841-1380

Home: (202) 489-8000

Home:

Home: (202) 741-1707

DesR: Y

VarC: N



DC6641391

Residential Synopsis - Agent

1 WINDY CT SE WASHINGTON, DC 20003-2106



Page 1 of 10

13-Jul-2011

10:52 am

Status: EXPIRED

List Price: \$560,000

Ownership: Fee Simple - Sale

BR/FB/HB: 2/2/0

Lot AC/SF: 0.02 / 1,035.00

Lvl/s/Fpls: 2 / 1

Tot Fin SF: 0

Tax Living Area: 1,200

Year Built: 1800

Total Tax: \$4,642

Tax Yr: 2007

Ground Rent:

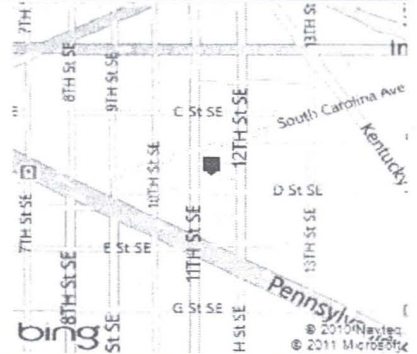
Style: Carriage House

Type: Detached

did sell



©Copyright 2006 MRIS



Foreclosure:

Legal Sub: Old City #1

Adv. Sub: Capitol Hill

Model: 1800 CARRIAGE HOUSE

Auction:

HOA Fee: /

C/C Fee: /

Other Fee: /

C/C Proj Name:

Potential Short Sale:

Tax Map: 0991 0033

Liber:

Folio:

Parcel:

Block/Square: 0991

Lot: 33

ADC Map: MAPQUES Area:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	2	0	2	0	0	0	ES:
FB:	2	0	2	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Exterior: Fenced - Fully, Patio

Exterior Const: Brick

Other Structures: Shed

Lot Desc:

Basement: No

Parking: On-site Prk/Rent, Street

Heating System: Forced Air

Water: Public

Cooling System: Heat Pump(s)

Sewer/Septic: Public Sewer

Appliances: Dishwasher, Disposal, Exhaust Fan, Oven/Range-Electric, Range hood, Refrigerator

Amenities: Dual Entry Bathroom, FP Screen, Granite Counters, MBR-BA Full, MBRs Multiple, Washer/Dryer Hookup, Wood Floors

HOA/C/C Amenities:

List Date: 22-Jan-2008

Update Date: 28-May-2008

DOM-MLS: 100

DOM-Prop: 100

Remarks: DC is a Historic City. How about an 1800 Carriage House? Brick Construction, Open LR/DR/Kit w/ Fireplace (Granite, Stainless, recessed lighting, etc.) Brick NO style Patio/Garden; Upstairs-2 Master Bedrooms, w/ bath & R Shower; Big Closets, Ceiling Fans, IKEA storage units, & MUCH MORE! Great, private Court cul-de-sac! Great Home! M-F 9-5 GO SUPRA; Sa & Su, After Hours call Owner & Go.Pkg-rent

Directions: WINDY COURT (ALLEY) WEST OFF 12TH STREET, BETWEEN SOUTH CAROLINA AVE., SE & D ST, SE. LXBX ON GATE. SMALL DOG IN CARRIER INSIDE.

Show Instructions: Lockbox-Supra, Show Anytime, , 9 AM - 5 PM

Listing Co: Prudential Carruthers REALTORS, PCR4

Listing Agent: JOHN SMITH

Office: (202) 608-1882

Alt. Agent: Aaron Smith

Owners: Duffie Miller

Show Contacts: AARON SMITH, JOHN SMITH

Sub Comp: 3

Buy Comp: 3

Phone: (202) 608-1880

Home: (202) 546-9640

Pager: (202) 498-6794

Office: (202) 608-1726

Fax: (202) 608-1881

Fax: (202) 478-1731

Cell: (202) 262-6037

Home: (202) 498-6794

Home: (202) 615-8419

Home: (202) 498-6794

Add'l: SATISFACTION

Dual: Y

DesR: Y

VarC: N



DC6738627

Residential Synopsis - Agent

3 LIBRARY CT SE WASHINGTON, DC 20003-1041



Page 2 of 10

13-Jul-2011

10:52 am

Status: WITHDRN

List Price: \$599,000

Ownership: Fee Simple - Sale

BR/FB/HB: 2/1/1

Lot AC/SF: 0.01 / 563.00

Lvls/Fpls: 2 / 1

Tot Fin SF: 0

Tax Living Area: 1,200

Year Built: 1900

Total Tax: \$4,616

Tax Yr: 2007

Ground Rent:

Style: Carriage House

Type: Semi-Detached



Foreclosure:

Legal Sub: Capitol Hill

Adv. Sub: Capitol Hill

Model:

Auction:

HOA Fee: /

C/C Fee: /

Other Fee: /

C/C Proj Name:

Potential Short Sale:

Tax Map: 0788 0823

Liber:

Folio:

Parcel:

Block/Square: 0788

Lot: 823

ADC Map: 0

Area:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	2	2	0	0	0	0	ES:
FB:	1	1	0	0	0	0	MS:
HB:	1	0	1	0	0	0	HS:

Exterior:

Exterior Const: Brick

Other Structures:

Lot Desc:

Basement: No

Parking: Street

Heating System: Heat Pump(s)

Water: Public

Cooling System: Central A/C

Sewer/Septic: Public Sewer

Appliances: Cktp-Dwn Drft, Dishwasher, Disposal, Dryer, Microwave, Oven-Wall, Refrigerator, Washer

Amenities: Dual Entry Bathroom, Entry Lvl BR, Granite Counters, Shades/Blinds, W/W Carpeting, Wood Floors, Wpool Jets

HOA/C/C Amenities:

List Date: 23-Apr-2008

Update Date: 08-Aug-2008

DOM-MLS: 107

DOM-Prop: 107

Remarks: RARELY AVAILABLE STRIKING LARGE CARRIAGE HOUSE on Library Court SE Charming, quiet & secluded yet steps to EVERYTHING! It even has a small garden. Spacious, bright & sunny, inspiring open kit/living/dining. 6 skylights, Wdburn FP, granite tile counter, rich cabs, breakfst bar. 2 BRs w/ample closets BA w/whirlpool tub on 1st. True urban living! Freshly Painted

Directions: From US Capitol, East on Independence Ave SE, Left on Library Ct. Library Ct is located between 3rd & 4th St SE.

Show Instructions: Lockbox-Frnt Dr, Show Anytime, Vacant, , -

Listing Co: RE/MAX Allegiance, RMAX17

Listing Agent: CAROL HOWELL

Office: (202) 544-2660

Owners: Call LA

Show Contacts: Carol Howell

Sub Comp: 2.5

Buy Comp: 2.5

Add'l:

Dual: Y

Phone: (202) 338-8900

Home: (202) 544-2660

Pager:

Fax: (202) 333-1468

Fax: (866) 315-2037

Cell: (703) 966-3794

Home:

Home: (202) 544-2660

DesR: Y

VarC: Y



DC7231653

Residential Synopsis - Agent

1237-1239 C ST SE WASHINGTON, DC 20003-2202



Page 5 of 10

13-Jul-2011

10:52 am

Status: SOLD

List Price: \$299,850

Ownership: Fee Simple - Sale

BR/FB/HB: 0/0/0

Lot AC/SF: 0.10 / 4,350.00

Lvls/Fpls: 1 / 0

Tot Fin SF: 0

Tax Living Area: 1,711

Year Built: 1900

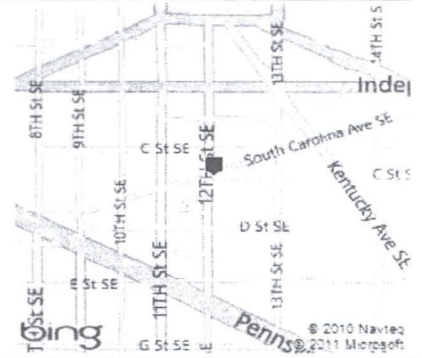
Total Tax: \$10,577

Tax Yr: 2009

Ground Rent:

Style: Carriage House

Type: Detached

No Photo
Available

Close Price: \$300,000

Close Date: 22-Jan-2010

Subsidy: \$0

Contract Date: 13-Jan-2010

Foreclosure: No

Auction: No

Potential Short Sale: No

Legal Sub: Old City #1

HOA Fee: /

Tax Map: 1017 0079

Adv. Sub: Old City #1

C/C Fee: /

Liber:

Model: WAREHOUSE LOFT INDUSTRIAL (R

Other Fee: /

Folio:

C/C Proj Name:

Parcel:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	0	0	0	0	0	0	ES:
FB:	0	0	0	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Block/Square: 1017

Lot: 79

ADC Map: 0000

Area:

Exterior:

Exposure:

Exterior Const: Brick

Roofing:

Other Structures:

Lot Desc:

Basement: No

Gar/Crpt/Assgd Spaces: //

Parking: Private 1-10 Spaces

Heating Fuel: None

Heating System: None

Hot Water: None

Water: None

Cooling Fuel: None

Cooling System: None

Soil Type: Urban Land-Sassafras-Chillum

Sewer/Septic: None

Appliances:

Amenities:

HOA/C/C Amenities:

List Date: 06-Jan-2010

Update Date: 24-Jan-2010

DOM-MLS: 8

DOM-Prop: 543

Remarks: NEIGHBORING WAREHOUSE JUST PURCHASED FOR RESIDENTIAL DWELLING! Imagine This! R-4 Warehouse in

Supreme Location. Public record shows 1,711 interior sq ft (but that's only the footprint), and 4,350 sq ft lot! Land use code:

"industrial". NO UTILITIES, BUT ENDLESS DEVEL POSSIBILITIES. This place could carry itself as-is simply renting storage and

parking for 8 cars.

Directions: Incredible Eastern Market/Lincoln Park Locale

Show Instructions: Lockbox-Comb, Vacant, , -

Listing Co: RE/MAX Allegiance, RMAX20

Phone: (202) 547-5600

Fax: (202) 547-8890

Listing Agent: TOM FAISON

Home: (202) 255-5554

Fax: (866) 887-1682

Office: (202) 255-5554

Pager:

Cell: (202) 255-5554

Owners: C/O Agent

Home: (202) 255-5554

Show Contacts: Tom Faison

Home: (202) 255-5554

Sub Comp: 0

Buy Comp: 2.5

Add'l:

Dual: Y

DesR: N

VarC: N



Status: SOLD

List Price: \$484,900

Ownership: Fee Simple - Sale

BR/FB/HB: 2/1/0

Lot AC/SF: 0.01 / 593.00

Lvls/Fpls: 2 / 1

Tot Fin SF: 0

Tax Living Area: 929

Year Built: 1900

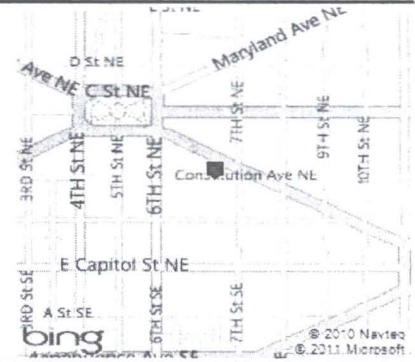
Total Tax: \$3,324

Tax Yr: 2006

Ground Rent:

Style: Carriage House

Type: Attach/Row Hse



Close Price: \$484,000

Close Date: 16-Apr-2007

Subsidy: \$9,000

Contract Date: 22-Mar-2007

Foreclosure:

Auction:

Potential Short Sale:

Legal Sub: Capitol Hill

HOA Fee: /

Tax Map: 0867 0828

Adv. Sub: Capitol Hill

C/C Fee: /

Liber:

Model: RARE CARRIAGE HOUSE

Other Fee: /

Folio:

C/C Proj Name:

Parcel:

Block/Square: 0867

Lot: 828

ADC Map: XOXOXO Area:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	2	1	1	0	0	0	ES:
FB:	1	1	0	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Exterior:

Exposure:

Exterior Const: Brick, Other

Roofing:

Other Structures:

Lot Desc:

Basement: No

Parking: Garage

Heating System: Heat Pump(s)

Gar/Crpt/Assgd Spaces: 1//

Water: Public

Heating Fuel: Electric

Cooling System: Central A/C

Hot Water: Electric

Sewer/Septic: Public Sewer

Cooling Fuel: Electric

Appliances:

Soil Type: Urban Land-Sassafras-Chillum

Amenities:

HOA/C/C Amenities:

List Date: 02-Mar-2007

Update Date: 16-Apr-2007

DOM-MLS: 20

DOM-Prop: 20

Remarks: JUST REDUCED! seriously folks--a Bargain! Rarely available carriage house in fab historic cap hill location! 2br or 1br/den, 1bath, garage, cac, hwf's, 2 enomore skylights, open flrplan, soaring ceilings at a price lower than most condos! Did i mention the garage? Agents-EZ SHOW JUST GO 9am-7pm all days. Note, garage entry code is 1.9.9.6.2-lkbox on front door once you get in garage! Great casa but "AS IS".

Directions: AGENTS PLEASE NOTE SHOWING CODES (GARAGE KEY PAD)..MUST SEE, FABULOUS BUT "AS IS" PREFER CONGRESSIONAL TITLE. HURRY--THIS ONE WILL NOT LAST!

Show Instructions: Lockbox-Supra, , 9 AM - 8 PM

Listing Co: Coldwell Banker Residential Brokerage, CBRB52

Phone: (202) 547-3525

Fax: (202) 547-8462

Listing Agent: DINO MILANESE

Home: (202) 550-5634

Fax: (202) 547-4572

Office:

Pager:

Cell: (202) 550-5634

Owners: C/O AGENT

Home:

Show Contacts: DINO MILANESE

Home: (202) 550-5634

Sub Comp: 2.5

Buy Comp: 2.5

Add'l:

Dual: Y

DesR: Y

VarC: N

Status: SOLD

List Price: \$499,500

Ownership: Fee Simple - Sale

BR/FB/HB: 2/1/0

Lot AC/SF: 0.01 / 593.00

Lvls/Fpls: 2 / 1

Tot Fin SF: 0

Tax Living Area: 929

Year Built: 1900

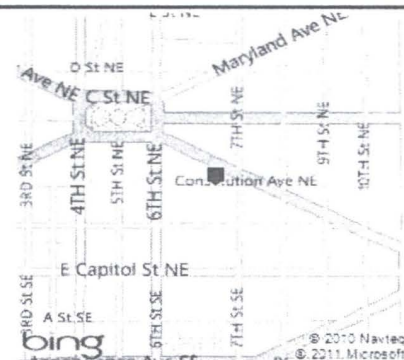
Total Tax: \$3,807

Tax Yr: 2007

Ground Rent:

Style: Carriage House

Type: Attach/Row Hse



Close Price: \$500,000

Close Date: 10-Dec-2008

Subsidy: \$0

Contract Date: 18-Nov-2008

Foreclosure:

Auction:

Potential Short Sale:

Legal Sub: Capitol Hill

HOA Fee: /

Tax Map: 0867 0828

Adv. Sub: Capitol Hill

C/C Fee: /

Liber:

Model: CARRIAGE HOME

Other Fee: /

Folio:

C/C Proj Name:

Parcel:

Block/Square: 0867

Lot: 828

ADC Map: 000

Area:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	2	1	1	0	0	0	ES:
FB:	1	1	0	0	0	0	MS:
HB:	0	0	0	0	0	0	HS:

Exterior:

Exterior Const: Brick

Other Structures:

Lot Desc:

Basement: No

Parking: Garage

Heating System: Heat Pump(s)

Water: Public

Cooling System: Central A/C

Sewer/Septic: Public Sewer

Appliances: Dishwasher, Disposal, Dryer, Refrigerator, Stove, Washer

Amenities: Wd Stove Instrt, Wood Floors

HOA/C/C Amenities:

List Date: 05-Nov-2008

Update Date: 10-Dec-2008

DOM-MLS: 13

DOM-Prop: 13

Remarks: Within a short stroll to The US Capitol, in an enchanted, mews-like setting, exists a very cool dwelling just packed with both functional and emotional components. A 2-Story, storybook townhome with private attached garage, blazing light, and an affordable disposition. Call, text or email Tom for garage/lkx code, 202.255.5554, disclosures on www.realestateindc.com.

Directions: JUST DOWN FROM THE CAPITOL TAKE ALLEY OFF OR 600 BLOCKS OF CONSTITUTION OR A, TO 645 REAR AT EAST END OF ALLEY. MUST PRESS GARAGE ENTRY PAD FIRMLY (19962) TO ENTER.

Show Instructions: Call 1st-Alrm Cd, Call 1st-Lister, Email 1st-Lister, Lockbox-Comb, , -

Listing Co: RE/MAX Allegiance, RMAX20

Listing Agent: TOM FAISON

Office: (202) 255-5554

Owners: Maradian

Show Contacts: call, text or email Tom for Garage Code, tom@realestateindc.com

Sub Comp: 0

Buy Comp: 3

Add'l:

Dual: Y

DesR: Y

VarC: N

Phone: (202) 547-5600

Home: (202) 255-5554

Pager:

Fax: (202) 547-8890

Fax: (866) 887-1682

Cell: (202) 255-5554

Home: (123) 456-7890

Home: (202) 255-5554

Status: WITHDRN

List Price: \$399,000

Ownership: Fee Simple - Sale

BR/FB/HB: 1/1/1

Lot AC/SF: 0.02 / 980.00

Lvls/Fpls: 2 / 0

Tot Fin SF: 1250

Tax Living Area:

Year Built: 1900

Total Tax: \$1,043

Tax Yr: 2006

Ground Rent:

Style: Carriage House

Type: Detached



Foreclosure:

Legal Sub: Old City #1

Adv. Sub: Old City #1

Model:

Auction:

HOA Fee: /

C/C Fee: /

Other Fee: /

C/C Proj Name:

Potential Short Sale:

Tax Map: 0917 0089

Liber:

Folio:

Parcel:

Block/Square: 0917

Lot: 89

ADC Map: 039-K

Area:

	Total Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	1	1	0	0	0	ES:
FB:	1	1	0	0	0	MS:
HB:	1	0	0	0	1	HS:

Exterior:

Exterior Const: Brick

Other Structures: Carriage House, Office/Studio, Above Grade

Lot Desc:

Basement: No

Parking: Street

Heating System: Forced Air

Water: Public

Cooling System: Central A/C

Sewer/Septic: Public Sewer

Appliances:

Amenities:

HOA/C/C Amenities:

List Date: 07-Nov-2006

Update Date: 28-Feb-2007

DOM-MLS: 44

DOM-Prop: 44

Remarks: PRIVATE Carriage House/ Artist Studio w/ Great Natural Light. This large (approximately 1250 square feet) brick carriage house is located in the HEART of Capitol Hill. Walk 0.5 miles to metro. Two full levels, central HVAC, four skylights. Previously used as an artist studio. Needs some work to convert to a residential unit. Owner willing to finance upto 20% of down payment and some rehab costs.

Directions: From 295, take E Capitol St. exit. Follow E Capitol, make slight right onto C St. NE. Turn left at 8th St. NE.

Show Instructions: Call 1st-Showing Service, Lockbox-Supra, No Sgn on Prop, , -

Exposure:

Roofing:

Gar/Crpt/Assgd Spaces: //

Heating Fuel: Electric

Hot Water: Electric

Cooling Fuel: Electric

Soil Type: Urban Land-Sassafras-Chillum

Listing Co: Keller Williams Metro Realty, KWME1

Listing Agent: ATIENO OKALO

Office: (202) 213-1765

Owners: Robert Williams

Show Contacts: Call CSS

Sub Comp: N/A

Buy Comp: 3%

Add'l: 5000 BONUS

Dual: N

Phone: (240) 514-1500

Home: (202) 213-1765

Pager:

Fax: (240) 514-1501

Fax: (202) 403-0520

Cell: (202) 213-1765

Home:

Home: (866) 891-7469

DesR: N

VarC: N

