

**GREEN LOGIC**  
**REALTY & BUILDERS**

BUILDING DREAMS, ONE CLIENT AT A TIME

3829 WARREN ST. NW  
WASHINGTON, DC

COMING SOON...SPRING 2016

# BRAND NEW RENOVATIONS

3829 WARREN ST. NW WASHINGTON, DC (N. CLEVELAND PARK)

Base Price: **\$1,599,900 (pre-MLS price)**

Apprx~**3,000 sq. ft. home**

Completely gutted and renovation

**5 Bedrooms, 3.5 Bathrooms**

Open Floor Plan.

Sun/Breakfast Room off Kitchen

Powder Room Main level

Master Bedroom Suite, His/Her Closet and Private Bath.

1-compact-car pad (if possible)

Partial Stone-Hardi Shaker Front Exterior

Hardi-Plank siding 3-sides

Wrap-Around Front Porch (walk-out dining room). Wrap Around Rear Deck

Fully Finished Basement (perfect rental with separate entrance)

Wet Bar, Utility Room, Extra Laundry.

Public Water

Public Sewer

Natural Gas

Verizon FIOS

R-19 exterior 2x6 walls (addition)

9' 1st Lvl, 8' Basement, 8' 2nd flr

Energy-Star Rated Appliances

Beautiful Lot: .11-Acre with Walk-Out basement.

Great Location!

Walk-Score: 8.9/10

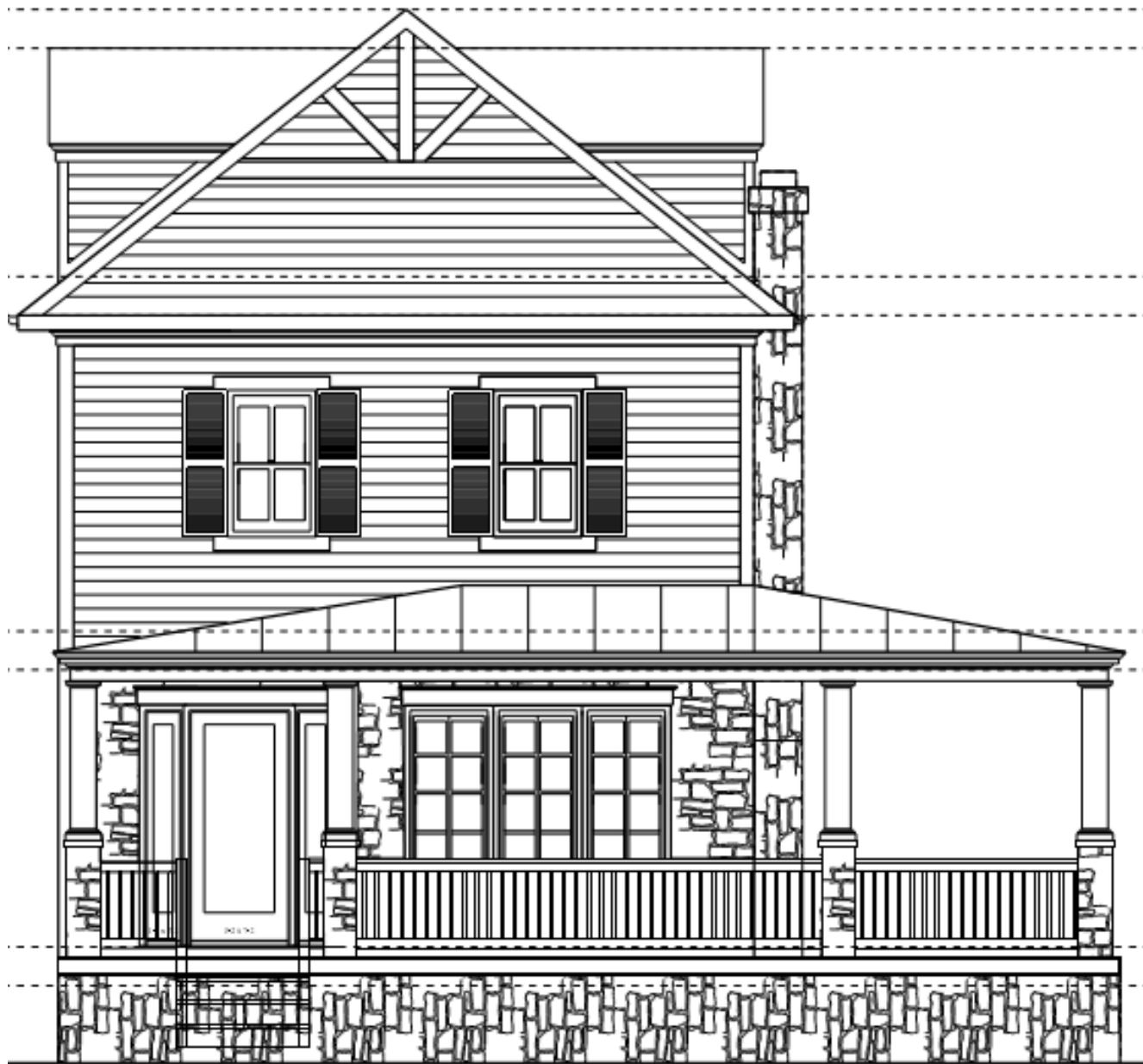
Tenley Metro

Delivery: Spring 2016

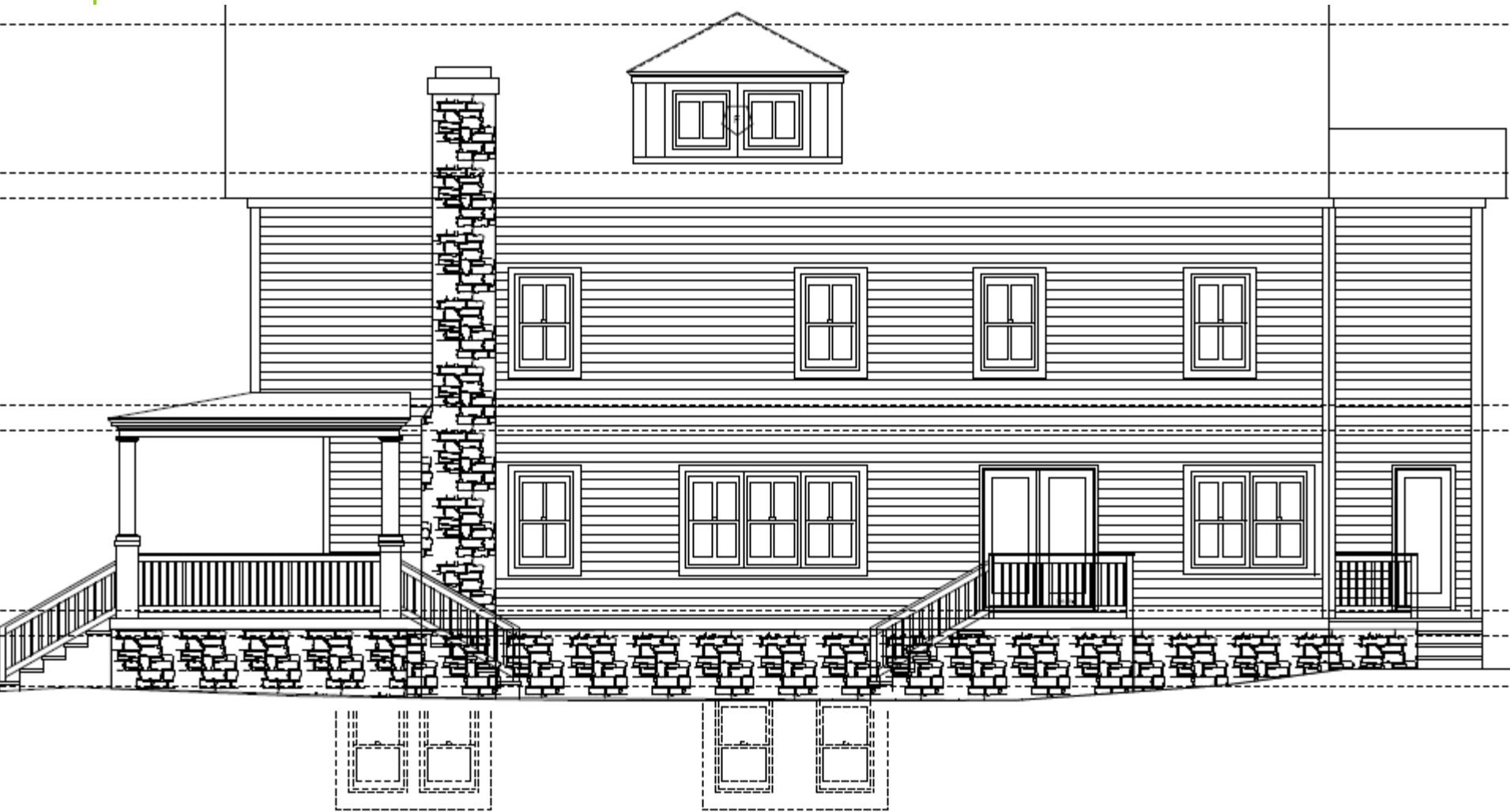
Finished Attic – option

Hardwood – First and Second Level.

Basement – Tile.



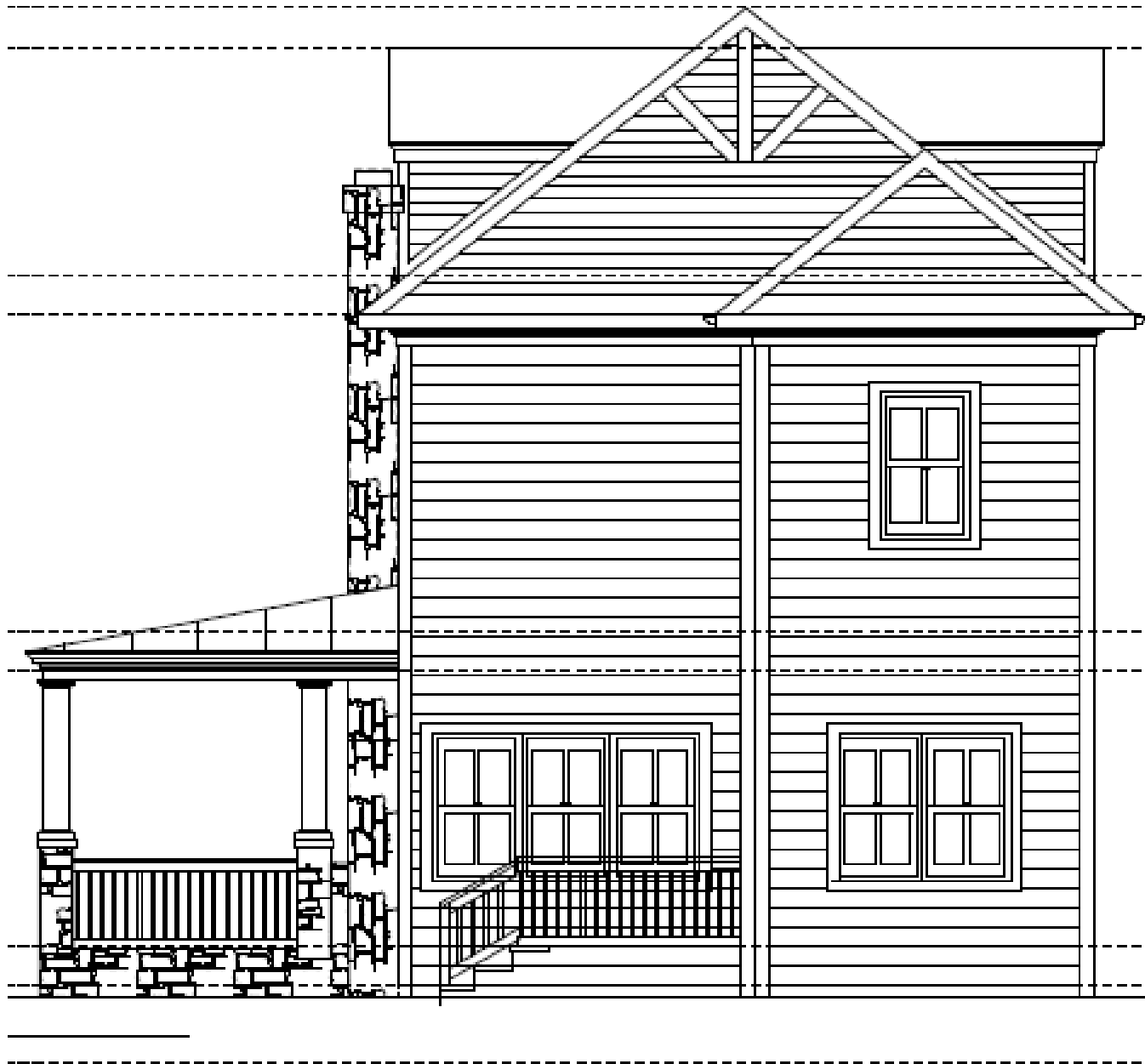
FRONT ELEVATION –STONE VENER and HARDI-PLANK COMBO. FLAGSTONE WRAP-AROUND FRONT PORCH. 30-YEAR ARCH. SHINGLES ROOF.



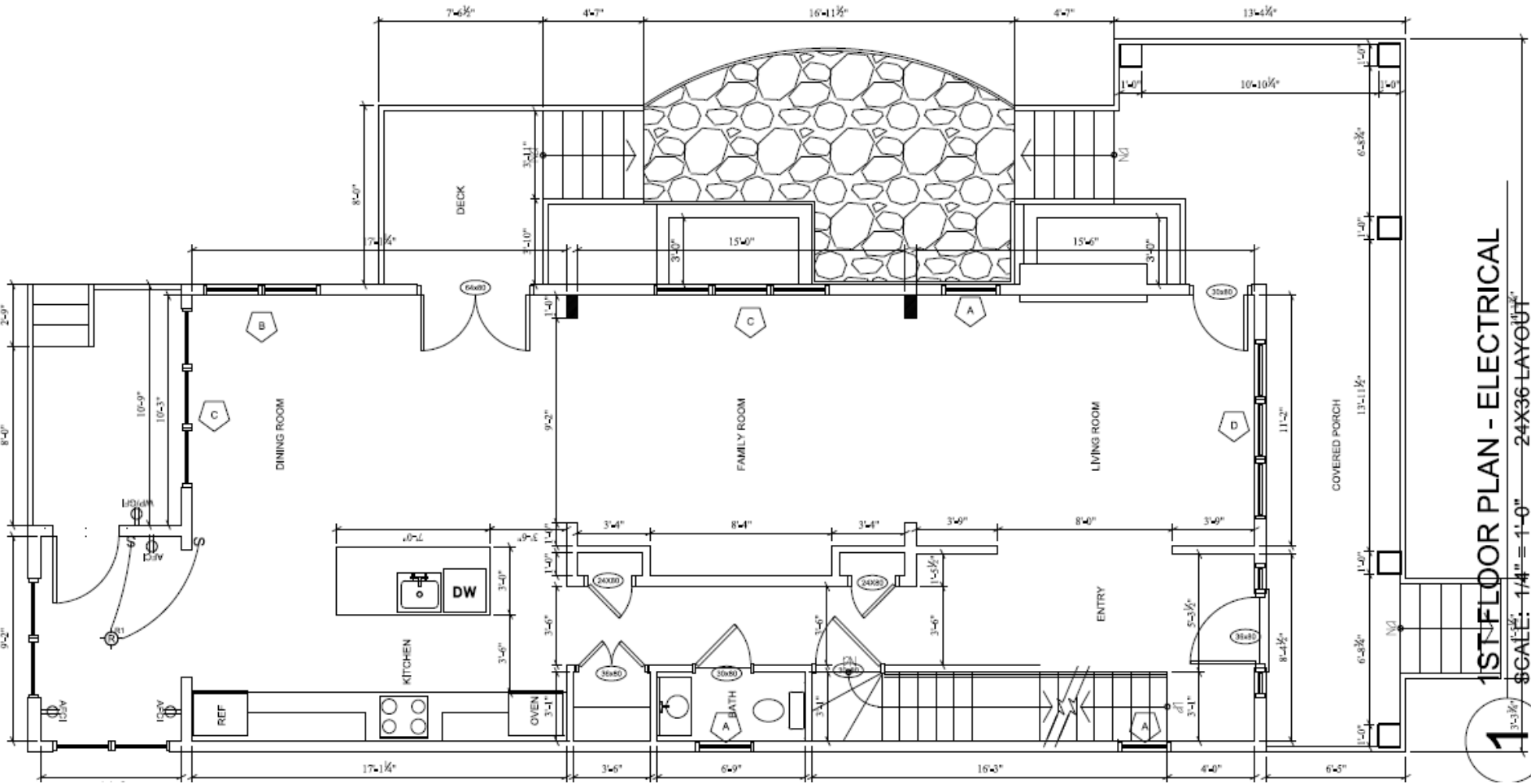
RIGHT SIDE ELEVATION –HARDI SIDING. WRAP AROUND REAR DECK



LEFT SIDE ELEVATION – Separate basement entrance.

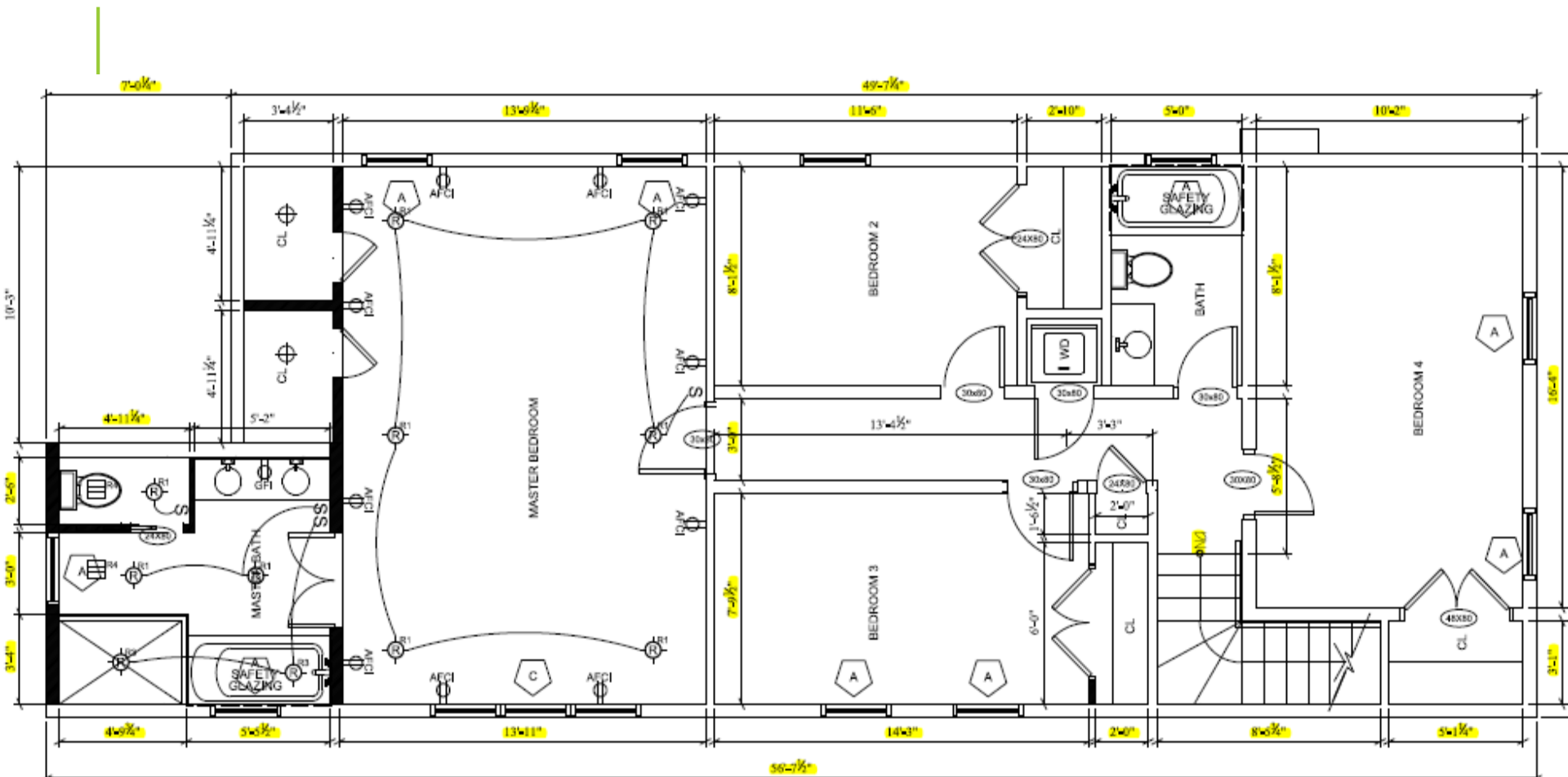


REAR ELEVATION –REAR DECK



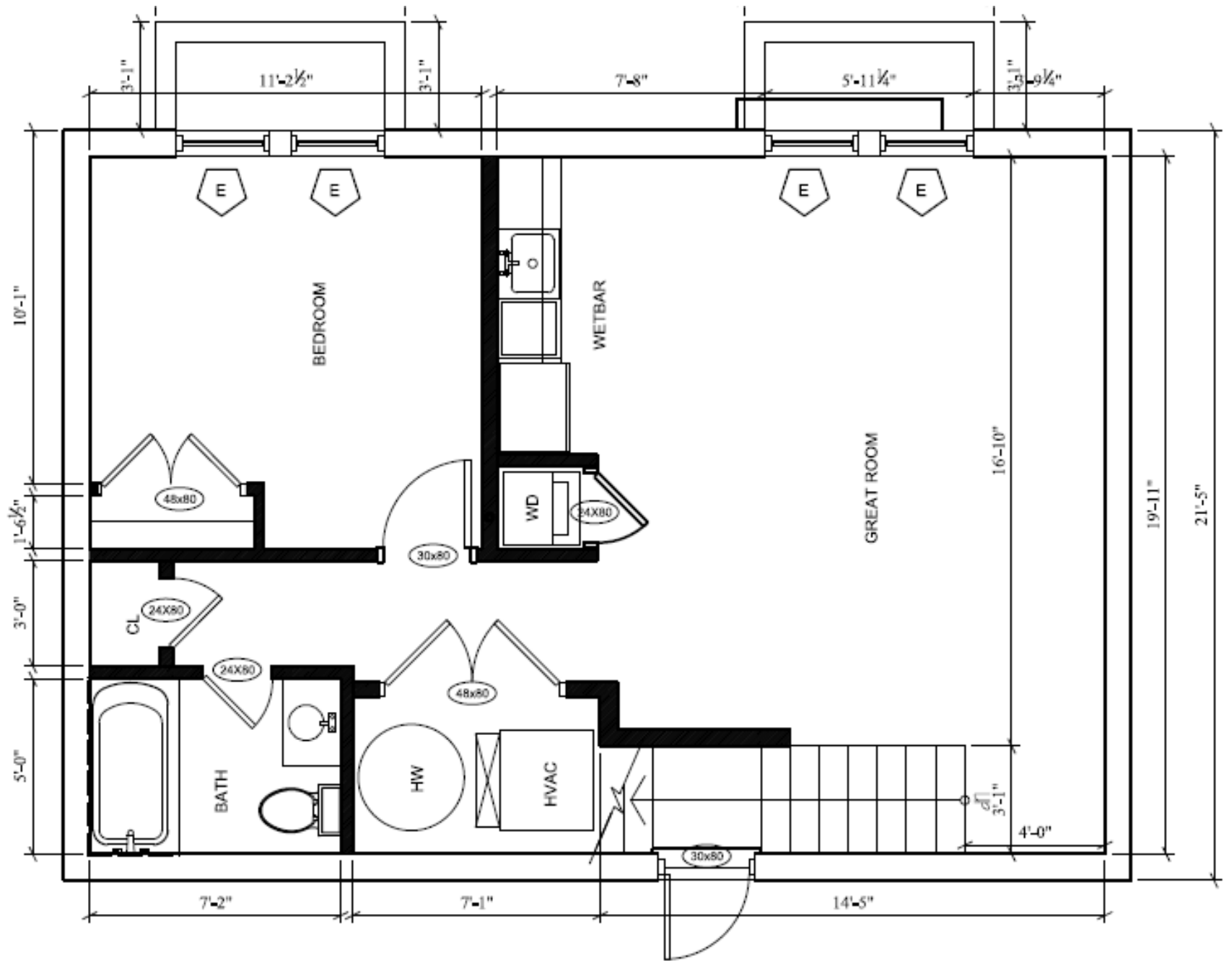
MAIN LEVEL

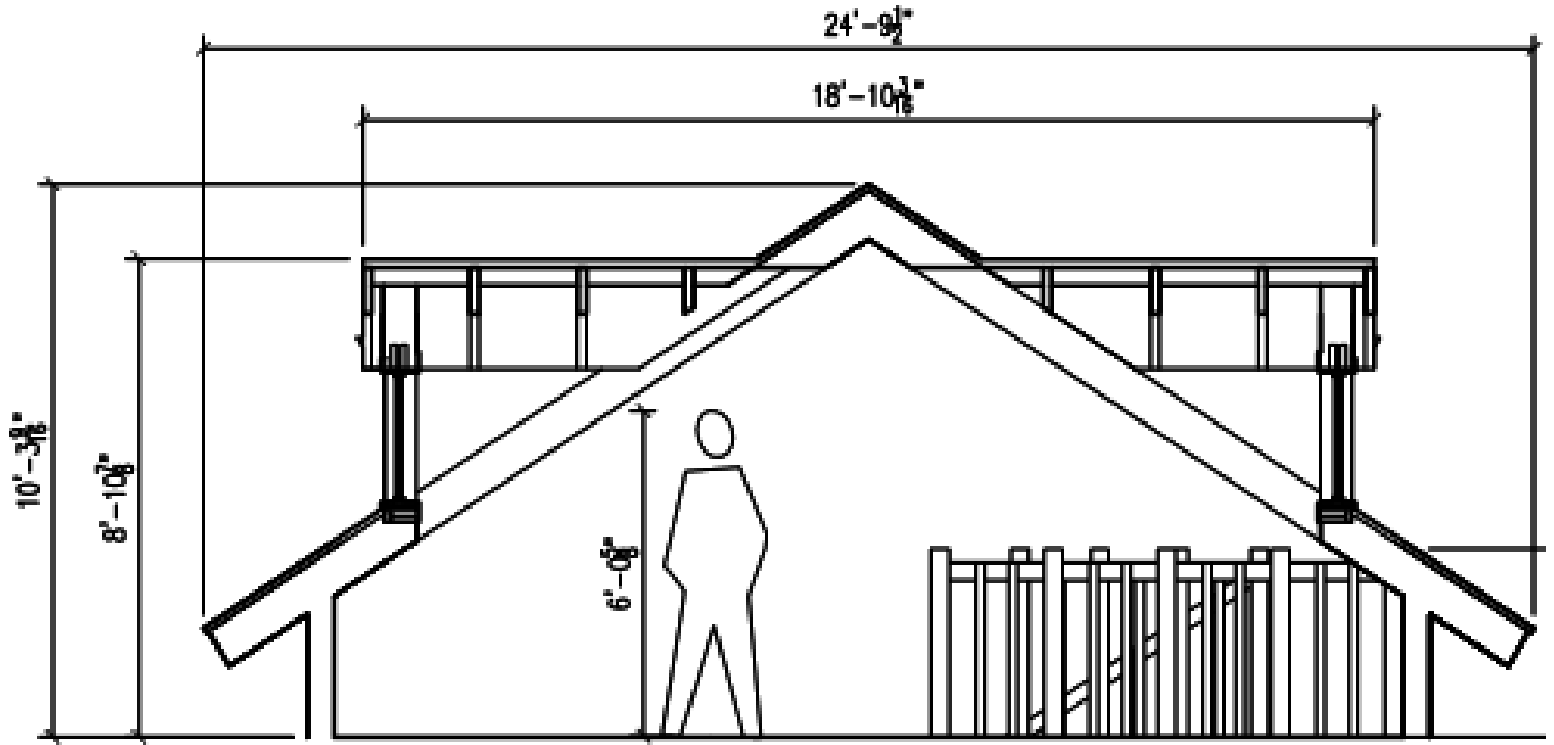
**1**  
 1ST FLOOR PLAN - ELECTRICAL  
 SCALE: 1/4" = 1'-0"  
 24X36 LAYOUT



UPPER LEVEL







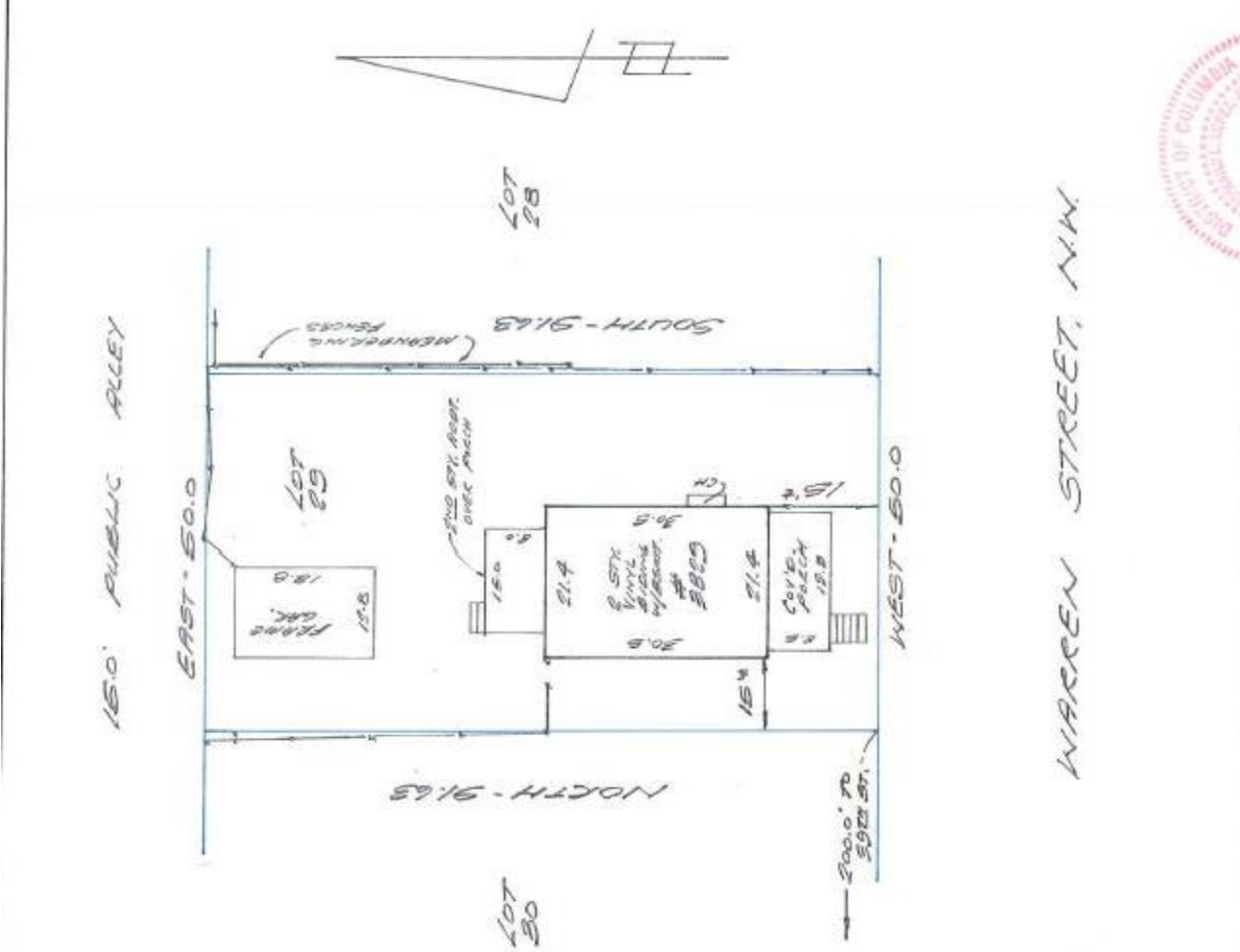
## ATTIC LEVEL SECTION E-E

SCALE: 1/4" = 1'-0"

OPTIONAL ATTIC ROOM — ADD \$100K

# LOT INFO.

.11-ACRE LOT WITH PRIVATE ALLEY ACCESS  
PUBLIC WATER/SEWER  
NATURAL GAS, AND VERIZON FIOS



|   |  |   |
|---|--|---|
| 762 Rhode Island Avenue<br>Baltimore, MD 20705  | Capitol Surveys, Inc.  | Phone 301-931-1350<br>Fax 301-931-1352  |
| NOTE: This drawing is not intended to be used for construction or design purposes. All information shown herein taken from land records of the county or city in which the property is located and filed therefor. This survey prepared for the purposes only.<br>As of current date. | HOUSE LOCATION<br>LOT-29<br>DISTRICT OF COLUMBIA             | I hereby certify that the position of all the existing visible improvements on the above described property have been established by accepted practices, and that unless otherwise shown there are no visible encroachments.<br><i>[Signature]</i><br>EDWARD L. LOPEZ, JR.<br>D.C. Licensed Land Surveyor<br>No. L8990239 |
| DATE: APRIL 10, 2015  | Recorded in Liber - 76<br>Case: FT 15-0019<br>Scale 1" = 20' | FILE: 10/022  |

# VIRTUAL TOURS — PAST PROJECTS

[www.6507byrnesdrive.com](http://www.6507byrnesdrive.com)

<http://tour.circlepix.com/tour/Nitro/loadingPage.htm?tourId=834367#>

<http://tour.circlepix.com/tour/Nitro/loadingPage.htm?tourId=1226850#>



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**Notice: Owner is a licensed real estate broker in Commonwealth of VA and MD.**

