

307 Kentucky Avenue

- Expanded Cape Cod in sought after Beverly Hills neighborhood.
- 5/6 bedrooms and 4 full baths, over 3,500 finished square feet and a fully-fenced FLAT backyard.
- Immaculate craftsmanship throughout has kept the charm and timeless appeal of a Cape Cod, but updates and meticulous maintenance from owners allow for the comfort of modern living.
- 4 unbelievable outdoor spaces: an expansive wrap-around back deck, screened-in porch, Master Bedroom deck with river and firework views, and a finished patio underneath the house make for effortless entertaining.
- Open-concept gourmet kitchen and family room, French doors lead out to back deck great for family fun. Kitchen boast Maple cabinetry, granite counter-tops and large island.
- Walk-out level, fully finished basement delivers tons of options: extended living area, au-pair/in-law/guest suite with separate entrance, tons of storage space. Glass doors walk out to expansive patio with added roof, fans, mounted wall entertainment system, and beautiful brick archways.
- The Master bedroom with vaulted ceilings is a true retreat. Walk-in closet and en-suite bath, attached deck with incredible crow's nest views of the river.
- 3/4 bedrooms and 2 full baths on upper level along with dedicated laundry room.

Updates:

- Finished outdoor patio underneath house – added roof, fans, TV, tile
- Finished basement bathroom and landing – new shower, vanity, floor
- Refinished the hardwood floors with Rubio Monocoat (not in bedrooms) – 2018
- Basement fully waterproofed with sump pump – 2015
- 2 Honeywell AC Units – 2019
- Samsung Refrigerator – 2016
- Bosch Dishwasher – 2016
- Furnace – 2015
- Hot Water Heater – 2015
- 3-level addition – 2004
- Roof – Replaced in 2004 during renovation
- High Efficiency stacked washer + dryer – 2016
- All power lines underground
- Dryer vents professionally cleaned – 6/2019

Community Info

- 2 miles to Ronald Reagan National Airport
- 7 miles to Washington, D.C.
- Nearby schools: Charles Barret Elementary, George Washington Middle School

Exclusively offered by

THE PATTERSON GROUP

TTR | Sotheby's International Realty

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The Patterson Group and TTR | SIR Present:

307 Kentucky Avenue
Alexandria, VA 22305

Conveyances

The items marked YES below will convey as currently installed or offered.

YES	NO	
	✓	Alarm System
✓		Ceiling Fan
	✓	Central Vacuum
✓		Clothes Dryer
✓		Clothes Washer
	✓	Cooktop
✓		Dishwasher
	✓	Disposer
	✓	Electronic Air Filter
✓		Fireplace Screen/Door
	✓	Freezer
	✓	Furnace Humidifier
	✓	Garage Opener
	✓	with Remote
	✓	Gas Log Insert
	✓	Hot Tub & Equipment

YES	NO	
	✓	Intercom
✓		Microwave
	✓	Playground Equipment
	✓	Pool Equip & Cover
✓		Refrigerator
✓		with Ice Maker
	✓	Satellite Dish
	✓	Storage Shed
✓		Stove or Range
	✓	Trash Compactor
	✓	Wall Oven
	✓	Water Treatment System
	✓	Window A/C Unit
	✓	Window Fan
✓		Window Treatments
	✓	Wood Stove

Conveyances

- Downstairs refrigerator conveys
- Patio swing conveys
- Armoire in basement **CAN** convey
- Family room sconces convey
- Dining room chandelier does **NOT** convey

Please refer to Item 13 on the NVAR Residential Sales Contract:

“The Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, window treatment hardware, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to in writing, all surface or wall mounted electronic components/devices DO NOT convey. If more than one of an item convey, the number of items is noted.”

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