

# \$180,000 - 2646 Birney Place Se Se #202, WASHINGTON

MLS® #DCDC2163194

**\$180,000**

4 Bedroom, 2.00 Bathroom, 1,054 sqft

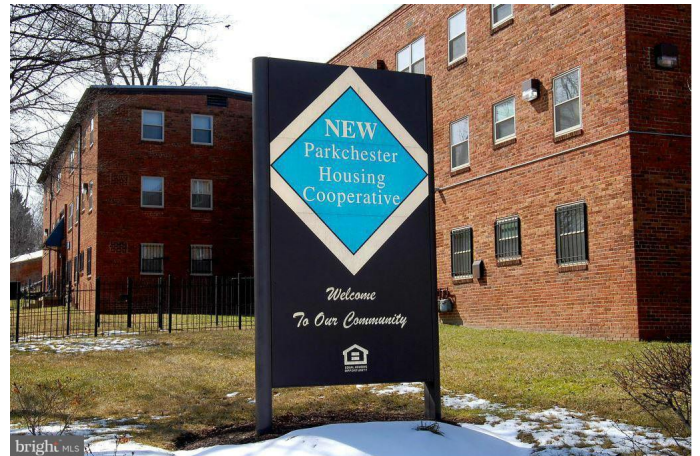
Residential on 0.00 Acres

BARRY FARMS, WASHINGTON, DC

Buyer Options. Buy for home, hold for rental, or flip and sell. Unusual Equity Opportunity to buy a fabulous vacant 4BR 2BR unit on second floor of 2646 Birney in terrific As Is condition (see video) at bargain price or with limited pre-sale remodeling. Seller is a market rate cooperative with vacant units to sell. Down payment deferred loan available. Buyer can remodel to occupy, sell or rent. Similar units previously converted to 3BR and 2BR plans (see remodeled unit photos in Photo gallery). Low monthly Co-op fee of \$455 includes RE tax, water, trash, onsite management and common area maintenance..

Co-op Fee may be deferred for brief remodeling period and a portion of the purchase price may be deferred for a fixed period or until occupancy or until sale. Central AC with Gas Hot Water and Cooking. Similar remodeled units have sold for \$279,000 to \$289,900. Pets with approval. Leasing restricted. Extensive CCTV system, Building entry intercom and FOB access system, Primus controlled key system with mortice locks on all units. 3 Blocks from Anacostia Green Line Metro, site served by 6 bus lines...5 minute drive to National Park/Navy Yard/Wharf. Next to Homeland Security and Coast Guard at St. E West. Learn about NEW Parkchester at website. Call for inspection tour.

Built in 1952



## Essential Information

|                |                                          |
|----------------|------------------------------------------|
| MLS® #         | DCDC2163194                              |
| Price          | \$180,000                                |
| Bedrooms       | 4                                        |
| Bathrooms      | 2.00                                     |
| Full Baths     | 2                                        |
| Square Footage | 1,054                                    |
| Acres          | 0.00                                     |
| Year Built     | 1952                                     |
| Type           | Residential                              |
| Sub-Type       | Unit/Flat/Apartment, Garden 1 - 4 Floors |
| Style          | Federal                                  |
| Status         | Active                                   |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2646 Birney Place Se Se #202 |
| Subdivision | BARRY FARMS                  |
| City        | WASHINGTON                   |
| County      | WASHINGTON-DC                |
| State       | DC                           |
| Zip Code    | 20020                        |

## Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Master Bath(s), Shades/Blinds            |
| Utilities | Cable TV Available                       |
| Parking   | Gen Comm Elem, Free, Surface, Unassigned |
| View      | City                                     |

## Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Flat                                                                                                                                         |
| Appliances        | Disposal, ENERGY STAR Refrigerator, Intercom, Oven-Self Cleaning, Water Heater, Exhaust Fan, Icemaker, Microwave, Oven/Range-Gas, Range hood |
| Heating           | Forced Air, Floor Furnace                                                                                                                    |
| Cooling           | Central A/C, Heat Pump(s)                                                                                                                    |
| # of Stories      | 1                                                                                                                                            |
| Stories           | 1 Story                                                                                                                                      |

## Exterior

|          |                                                                    |
|----------|--------------------------------------------------------------------|
| Exterior | Brick and Siding                                                   |
| Windows  | ENERGY STAR Qualified, Screens, Vinyl Clad, Double Pane, Insulated |

**School Information**

|            |                                     |
|------------|-------------------------------------|
| District   | DISTRICT OF COLUMBIA PUBLIC SCHOOLS |
| Elementary | SAVOY                               |
| Middle     | HART                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2024 |
| Days on Market | 277                |
| Zoning         | RA-5               |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | The Kriegsfeld Corporation |
|----------------|----------------------------|

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