

**3100 Connecticut Ave NW #318
Washington, DC 20008**

\$385,000



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Grand One Bedroom Condo in Cleveland Park

This gracious one bedroom condo, nestled between the Cleveland Park and Woodley Park neighborhoods, right across from the National Zoo, is your perfect city escape. Located just a couple blocks from two metros, commuting has never been easier! When you arrive home from a hard day's work, you can choose from multitudes of restaurants, meet friends for drinks, or simply shop for groceries and cook - all within blocks of your home.

With amazing amounts of living space and 9 foot ceilings, you will have all the room you've been looking for! The living space is divided into two areas - one very large living room and one area for either a dining room, bar area or office space. Use your imagination and make it yours! Hardwood floors shine throughout.

The kitchen provides plenty of counter space, and the refrigerator, dishwasher and gas range are all new GE stainless steel models. The bathroom, with natural light streaming in, has also been updated with a porcelain pedestal sink, ceramic flooring and a pretty mirror and vanity. The spacious bedroom has exposures on two sides, and there is plenty of storage in the large closet. Laundry facilities on every floor are free. Parking is also available out back in the building's first-come-first-serve spaces.

At Cathedral Park, you will have all the convenience of this charming neighborhood, the ease of on-site maintenance & front desk service, separate bicycle and extra storage, a beautifully landscaped BBQ area/gardens and a nicely updated home. All this & quiet too. All you need to do is move in!

Come, enjoy & rest easy...you're home!

Long & Foster, Woodley Park Office
2300 Calvert Street, NW / Washington, DC 20008
Office (202) 483-6300 / www.longandfoster.com

LARGE BEDROOM



BRIGHT BATHROOM



DINING AREA/OFFICE SPACE



LARGE KITCHEN & ALL NEW APPLIANCES



A COUPLE BLOCKS TO 2 METROS!

CONDO INFORMATION

Foyer - Large entry foyer. Pretty glass pendant light. Large coat closet. Room for entry table. Hardwood flooring. (8'2" x 7'8")

Living Room - Large living room. Ceiling fan with light. Two windows with wooden shutters. Baseboard mouldings. Nine foot ceilings. Hardwood floors. (18'9" x 16'10")

Kitchen - Brand new stainless steel GE gas range with storage bin, new GE refrigerator, new GE dishwasher. Counter-top microwave. Bright west-facing window with wooden shutters. Two pendant lights. Ceramic tile floor. (15'10" x 7'6")

Bedroom - 3 windows with wooden shutters. Large closet. Oil-rubbed bronze light fixture. Hardwood floors. (11' x 12'5")

Bathroom - Newer porcelain sink, toilet. Window with roman shade. Mirror w/ ledge and mirrored vanity cabinet. New towel rack and toilet paper holder. Bathtub with sliding door. Ceramic tile floor. (9' x 5'3")

Dining space/Office space - Oil-rubbed bronze light fixture. Hardwood floors. (12' x 8'5")

PERTINENT INFORMATION

Laundry - Bright, clean & FREE laundry facilities on every floor.

Landscaped gardens - Large landscaped, walled-in garden area with fountain and BBQs for resident use.

On-site Maintenance & Front desk

A/C & Heat - Wall unit heat pumps

Year Built - 1926

Unit Size - Approximately 850-950 sq feet, 9' ceilings

Leasing & Pets - Both permitted (no short-term leasing)

Parking - 19 first-come, first-serve spaces in back of building. Easy street parking on Devonshire. Circular driveway for loading.

Assigned rental possible next door, \$150/mo outside, \$170/mo garage.

Condo Fee - \$292/month - includes ALL utilities except electric.

Taxes - \$2,848/year for owner occupant (2008)

NEIGHBORHOOD

Metro - 2-4 blocks from Cleveland Park and Woodley Park metros

Restaurants - Pesto Ristorante, Alero, Palena, Indique, Spices, Ardeo, Vace, Dino, Lavandou, California Tortilla, McDonald's, Yanni's Greek Tavern, Nam Viet, Whatsa Bagel, Subway, Sorriso, Sala Thai, Ivy's Place and **much more!**

Bars - Bardeo, Ireland's Four Fields, Nanny O'Brien's, Zoo Bar, Cleveland Park Bar, Uptown Tavern

Coffee - 2 Starbucks (one 1/2 block away), L Lounge, Cafe Int'l

Grocery - 1-3 blocks: Yes! Organic, Brookville Supermarket, Magruder's Grocery, Vace Italian deli

Other Conveniences - CVS, 7-11, Cathedral Pharmacy, various Dry cleaners, Liquor store, Nail salon, Hair salon, Post Office, Library, Blockbuster all just 1-3 few blocks away

Recreation - 0-3 blocks to the National Zoo, historic Uptown Theater (movies), Rock Creek Park (jogging, walking, bike path), BE yoga, City Fitness Gym, Unity Woods Yoga Center & much more.



HOMES
with Casey

See more pictures at www.homeswithcasey.com



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