



Old Town, Alexandria

**309 Holland Lane #123**  
**Alexandria, VA 22314**



Casey Aboulafia  
HOMES WITH CASEY

The best of Historic Old Town in a new wrapper! This gorgeous 2 bedroom, 2 bath condo is perfectly situated within a few steps to Whole Foods and just a few blocks to the King Street metro, fantastic restaurants, cafes and nightlife, and all of Old Town's historic charm! Brabo, The Majestic, Hank's Oyster Bar, La Porta, Eamonn's and Misha's Coffee are just outside your front door. Want to work off some of the indulgences? The waterfront and GW bike path and running trail are right there too!

The unit itself boasts two spacious suites with walk-in closets and full en-suite baths. An open floorplan, hardwood floors, breakfast bar, high ceilings and two balconies with a view to the world make this upper level condo feel like the perfect space to relax and call home. The kitchen, complete with granite counters, gas cooking, maple cabinets and stainless steel appliances, is open to the dining area and living room, and there's the perfect bar nook for cocktail hour! An in-unit washer/dryer completes the space.

The Royalton is a newer building and has hotel-like amenities. With a courtyard and grills, an on-site gym, and a lounge/party room with free wifi, you'll never have to leave. Garage parking is included. Come, rest easy and enjoy – you're home!

**Utilities** – Gas furnace, electric A/C

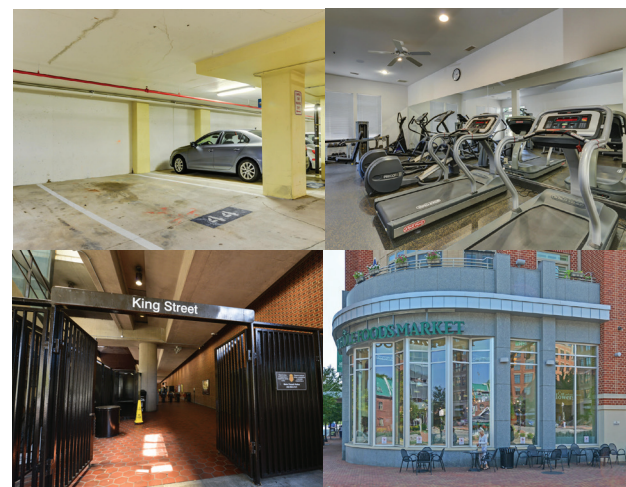
**Investor information** – Investor friendly, low investor ratio

**Parking** – Garage parking space #44 included

**Laundry** – In-unit full sized washer and dryer

**Grocery** – Whole Foods just steps away, Old Town farmer's market

**Neighborhood/Transit** - Metro just two blocks away. Walkscore.com ratings: 'Walker's Paradise' - 92, 'Very Bikeable' – 86 and 'Excellent Transit' – 75



## Casey Aboulafia

Vice President, GRI, CIPS, Green, ABR, SRS, REALTOR  
Licensed in DC, MD and VA  
202.780.5885  
casey@homeswithcasey.com



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