



1210 R Street NW #311, Washington, DC 20009

*#1 Seller of Luxury Homes!\**

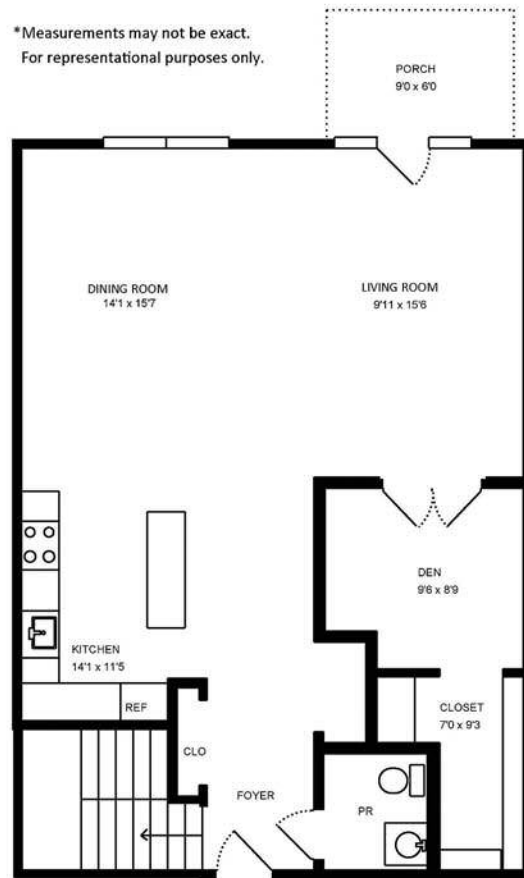
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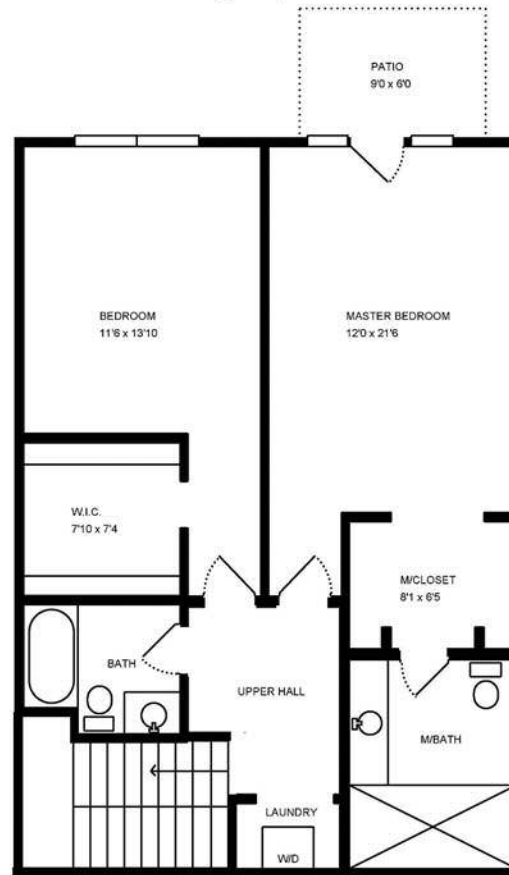


# HOMES *with Casey*

\*Measurements may not be exact.  
For representational purposes only.



1210 R St NW #311  
Washington, DC 20009



Dining Area



Living room



Master Bathroom



One of many large closets



Den

Layout



Overall view



Kitchen



Master Bedroom



Second Bedroom



**ENTRY:** Extremely large built in shelves and extra deep closet. Overhead flush-mount entry light. Beautiful hardwood floors.

**HALF-BATH, MAIN FLOOR:** Dark wood vanity with granite countertop. Large mirror with three-light sconce overhead. Matching stainless paper holder and towel rod

**KITCHEN:** Sub-Zero stainless steel refrigerator with icemaker, Wolf range, GE Monogram dishwasher, GE Monogram vent hood with accessory bars and lights, GE profile microwave oven in island. 42" tall dark wood cabinets with under counter lights. Granite counter and backsplash. Wine glass racks above sink. Stainless steel undermount sink with soap dispenser and stainless faucet, garbage disposal. Large island with four-light ceiling fixture. Hardwood floors.

**DINING ROOM:** Two south facing double-paned Pella windows with screens and high-end blinds. Four recessed lights. Hardwood floors.

**LIVING SPACE:** Southern exposure. Ceiling fan with light. Cables for TV and audio system. Two Pella windows with screens and double paned door to balcony. Balcony looking out to front of church and beautiful Vermont Ave. Hardwood floors.

**DEN:** Double French doors from living space. Large lighted storage closet with built-in shelves and hooks behind den area. Hardwood floors.

**HALLWAY/LAUNDRY:** Stairs with flush mount light to second-floor. Hardwood floors. Hall closet with large capacity stacked GE washer and dryer. Ceramic floor in laundry closet. Closet light.

**MASTER BEDROOM:** Two south-facing double-paned Pella windows and door leading to second outside balcony. Overhead fan with light and remote. Double sliding door closets, outfitted with closet organization system. Overhead light. Carpeted floor.

**MASTER BATH:** Pretty marble floor and shower tiles. Large dark wood vanity with mirror and 3-light sconce. Black granite countertop. Kohler sink fixture. Master shower with double showerheads and Kohler fixtures. Four ledges in shower for bath items. Covered recessed light in shower area. Matching towel and toilet paper holders.

**BEDROOM #2:** Two south-facing double-paned Pella windows with a gorgeous view. Large double-sided walk in closet with built-in shelving and drawers, overhead light fixture. Carpeted floor.

**2ND FULL BATH:** Dark wood vanity with black granite countertop. Kohler chrome bath and sink fixtures. Large mirror above vanity. Three light sconce. Neutral marble floor and wall tile. Matching paper and towel fixtures.

**SECURITY:** Fob entry. Call box with video monitor. Beautiful open foyer with elevator and stair access. Sprinkler system. Underground garage with parking space #30-right across from elevator.

#### OTHER INFORMATION

- \$488.99/month condo fees
- \$6,345/year taxes for owner occupant (2013 estimate)
- Gas hot water, Electric central A/C and heat
- Separately deeded parking spot #30. Right across from elevator entry in garage.
- Built in 2006 by Bogdan Builders
- Approximately 1,682 square feet including balconies

**NEIGHBORHOOD** - Walkscore is a 94! – All within ½ mile:

**COFFEE, BARS AND RESTAURANTS:** Bar Pilar, Ben's Chili Bowl, Blackbyrd, Café Collage, Café St. Ex, ChurchKey, Commissary, Creme Café, Dukem, El Centro DF, Estadio, Great Wall Szechuan House, Indulji, Logan Tavern, Lost Society, Marvin, Masa 14, Pearl Dive Oyster Palace, Peregrine Espresso, Pitango, Point Chaud Café & Crepes, Policy, Rice, Standard, Starbucks, Stoney's, SweetGreen, Tabaq, Taylor Gourmet, Ulah Bistro, Vinoteca

**ENTERTAINMENT:** Black Cat, Bohemian Caverns, Lincoln Theater, Studio Theater, Vegas Lounge

**GROCERY:** 14th and U Farmers' Market, Cork Market, Safeway, Whole Foods Market

**EXERCISE:** Plan B, Buddha Yoga, CrossFit, Flow Yoga Center, One World Fitness, Vida Fitness

**TRANSPORTATION:** U St Metro (yellow/green) 0.3 miles, Dupont metro (red line) 0.9 miles, Capital Bike Share 1.5 blocks away, Buses right on the corner



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**HOMES**  
*with Casey*

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