

**2004 11th Street, NW #127
Washington, DC 20001**

\$374,990



Casey Aboulafia, GRI, REALTOR®,
ABR®, GREEN
Direct (703) 624-4657
Fax (202) 518-9108
casey@longandfoster.com
www.homeswithcasey.com



Licensed in DC, MD and VA

**Fabulous 1 Bedroom Condo with
Private Patio and Parking
in the Heart of U Street!**

This one bedroom, one bath condo in The Lincoln is just seconds away from all of life's conveniences. Simply walk out the door, and you have all of the U Street restaurants, nightlife, culture, metro and conveniences at your fingertips. This great building boasts a beautiful lobby, a staffed front desk, bike storage, a common-use courtyard and community room (with a fireplace, bar and kitchen!), and even a roofdeck with stunning views.

This home is situated on the building's quiet interior courtyard and boasts its own sunny private patio! Enjoy the beautiful weather or grill out with friends—your patio's big enough for serious entertaining at ~210 square feet!

Impress your friends with your culinary skills in your open kitchen. There's plenty of room for several of you - or, they can just look on from the other side of the bar while you cook! The living room showcases beautiful hardwood floors and crown molding, and you'll never be wanting for light with the huge south-facing windows.

Extras include an in-unit washer/dryer, central air conditioning, large bathroom, walk-in master closet, a coat closet, entry foyer and a storm door. Best of all, you'll never search for parking with your own space in the secured garage!

And more—pets are welcome!

What more could you want? Come, enjoy and rest easy...you're home!



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



BEDROOM



210 SQ FT PRIVATE PATIO



KITCHEN



BATH

JUST A
BLOCK
TO THE
METRO!



NEIGHBORHOOD

Bars and Restaurants - all just 1-4 blocks away! Alero, Al Crostino, Ben's Chili Bowl, Ben's Next Door, Busboys and Poets, Chix, Coppi's, Crème, Duffy's Irish Pub, Dukem, Eatonville, Greek Spot, The Islander, Marvin, Nellie's Sports Bar, Polly's, Sala Thai, Solly's U St Tavern, The Saloon, Tabaq, Ulah, The Velvet Lounge, Vinoteca Wine Bar, & **more!**

Coffee - Starbucks, U Street Cafe, Love Café and more.

Entertainment - 9:30 club, Black Cat, Studio Theater, U Street jazz (multiple venues), Lincoln Theater

Fitness - Multiple yoga locations, Bodysmith, VIDA fitness, the JCC, YMCA, Meridian Hill/Malcolm X Park, Rock Creek Park (jogging, walking, bike path) and more.

Grocery - Yes! Organic, Giant, Safeway, Whole Foods, Cork Market, 7-11, farmer's market at 14th and U

Transportation - U Street Metro/Capitol Bike Share 1 block away

Other Conveniences - CVS, Rite Aid, Home Rule, Logan Hardware

Walkscore - 98/100 - a "Walker's paradise"

CONDO INFORMATION

Foyer - Entry foyer. Space for entry table and mirror. Hardwood floors.

Bathroom - Large vanity cabinet. Large mirror vanity with additional side mirrored medicine cabinet. Overhead light. Bathtub with neutral ceramic tile. Chrome towel and toilet paper bars. Neutral ceramic tile floors and marble threshold.

Bedroom - Spacious room with 2 large south-facing windows with screens. Large walk-in closet with light. Neutral Berber carpet.

Kitchen - GE dishwasher, gas range, built-in microwave and refrigerator. Honey maple cabinets with stainless steel pulls. Stainless sink and faucet. Disposer. Breakfast bar overlooking living room. Neutral ceramic tile floors.

Laundry - In-unit full size washer/dryer in bathroom closet.

Living Room - Two south-facing windows with screens. Crown molding. Transom over patio door. Track lighting. Room for table or breakfast bar. Hardwood floors.

Private Patio - Enormous-approx 210 square feet! Storm door with screen/glass. Brick side walls for privacy and white fence to building's inner courtyard. Outdoor light. Grilling permitted! (20'8" x 10'3")

Storage - Additional coat closet. Bike storage in building.

PERTINENT INFORMATION

A/C & Heat - Central, individually controlled

Building Amenities - Gym. Front desk with friendly staff (M-Th 8am-10:30pm, F 8am-3:30am, Sat 9am-5pm & 10:30pm-3:30am).

Bike storage. Roofdeck with amazing city views, lounge chairs, tables. Community room with fireplace, bar and kitchen. Open landscaped courtyard. Furnished lobby waiting area. Secure entry.

Condo Fees - \$322/month

Financing - FHA approved

Parking - Secured underground assigned parking space conveys.

Pet friendly building, Investor friendly

Taxes \$2,004/year for owner-occupant (2010)

Year Built - 2000



HOMES
with Casey

See more pictures at www.homeswithcasey.com!

Information deemed reliable but not guaranteed.

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

