



U Street Corridor

**2225 13th Street NW
Washington, DC 20009**



Casey Aboulafia
HOMES WITH CASEY





Interior

Entry – Front vestibule with solid wood door and marble flooring. Gorgeous stained glass transom with house number.

Living Room – Picturesque box window with western exposure and newer double-paned windows, wood slat blinds and beautiful stained glass transoms. Recessed lighting and additional overhead fixture. Decorative fireplace. High ceiling, built-in bookcase, hardwood floors.

Dining Room – Chandelier and recessed lighting. East-facing double-paned window with wood slat blinds. High ceiling. Hardwood floors.

Full Bath #1 – Recessed lighting, sconce and vent fan. Large floor-ceiling linen cabinet. Porcelain pedestal sink. White subway tile shower surround with black accent. Black and white ceramic tile flooring.

Kitchen – New Kashmir white granite counters and white ceramic subway tile backsplash. 42” cabinets, under mount sink with stainless fixture. Stainless side-by-side fridge, dishwasher, double-oven with glass top and Kitchen Aid microwave. Full glass door to the backyard with additional storm door. Slate tile floors.

Master Bedroom – Beautiful box window seating area. Five west-facing double-paned windows with wood slat blinds. Decorative fireplace with wood slab mantle. Closet. Recessed lighting, additional overhead light and hardwood floors.

Bedroom #2 – Full size bedroom with east-facing double-paned window with wood slat blinds. Decorative fireplace mantle. Recessed lighting, closet, hardwood floors.

Full Bath #2 – Clawfoot tub, subway tile surround with black accents. White pedestal porcelain sink, mirrored medicine cabinet and sconce. Vent fan. Glass block window gives natural light and privacy. Ceramic tile floor.

Bedroom #3 – Good sized bedroom or office. Glass storm door to back porch. South-facing double-paned window with wood slat blinds. New gray carpet and overhead light.

Upper Hallway/Storage – Large linen closet. Hardwood floors and new carpet on stairs.

Basement/Utility/Laundry – Unfinished basement with front door entrance and new front double-paned windows. Newer 200 amp electric panel. Washer, dryer, utility sink and sump pump.

Updates – 2015: Freshly painted throughout, new carpet, granite and backsplash in kitchen, new basement windows, new back roof. 2007: Hot water heater. 2005: Full back tuck pointing. 2003: New front roof, all new electric + 200 amp box, new hardwood floors, new pipes and plumbing, new back deck, new HVAC; bathrooms redone - walls and plaster. Full tuck pointing on front bricks.

Neighborhood

- Bars and Restaurants – Kapnos, Izakaya Seki, Eatonville, Busboys and Poets, Provision No 14, Tacos El Chilango, Ben’s Chili Bowl/Ben’s Next Door, Ted’s Bulletin, Amsterdam Falafelshop, Café St. Ex and so many more!
- Coffee – Starbucks, Bakehouse, Café Collage, U Street Café, The Wydown Coffee Bar, The Blind Dog Cafe
- Entertainment – Black Cat, Bohemian Caverns, Lincoln Theater, Republic Gardens, Source Theater, State of the Union, The Howard Theatre, Twins Jazz and more!
- Grocery – Yes! Organic, Smucker Farms of Lancaster, 14th & U Farmers’ Market steps away. Trader Joe’s and Whole Foods.
- Recreation – YMCA (with pool and climbing wall), Meridian Hill/Malcolm X Park, Budda B Yoga, CrossFit
- Transportation – U Street metro 2 blocks, Zipcar, Capital Bikeshare, various bus/Circulator lines all steps away

Outdoor Spaces

- Postcard front yard with iron gate and fence. Double sconces out front.
- Large second floor back deck perfect for relaxing in the sun!
- Large gravel backyard and alley access.
- Parking – Access to alley from back (could fit a small car as-is or a larger one with a few changes).



Casey Aboulafia

Vice President, GRI, Green, ABR, SRS, REALTOR

Licensed in DC, MD and VA

703.624.4657

casey@homeswithcasey.com