



COMPASS

**1001 L Street NW #304
Washington, DC 20001**

Logan / Mount Vernon Square





Want an easy commute to work AND play? Live here! At the crosspoint of Logan Circle, Shaw and City Center, you can practically reach out and touch the best restaurants, shopping and entertainment in the city - Convivial, All Purpose, Tiger Fork, Espita Mezcaleria, The Dabney, La Columbe, Compass Coffee, Momofuku - it's all here! And though it's in the middle of everything, this condo also allows you to get away and relax - facing quiet 10th Street, the two private balconies and the common interior courtyard are great when you need some quiet contemplation and fresh air (or to grill a fantastic dinner!).

Not wanting for elbow room with almost 1,000 square feet, it's easy to have friends over - either to stay a couple weeks in the den/second bedroom or to have a great dinner party - the open concept floorplan readily lends itself to groups. The kitchen boasts granite, stainless appliances and a comfortable breakfast bar, the bathrooms are spacious, and the closet space is plentiful.

The building also makes life easy - front desk, bike storage, gas grill, plus your own garage parking space. The building is pet and investor friendly too! What more could you want? Come and rest easy, you're home!

2 BED (1 BR + DEN)

2 BATH

Property Features

Kitchen – Open concept kitchen with granite counters, stone backsplash, modern cabinetry, gas cooking and stainless steel appliances. Undermount stainless sink with pull spray. Two pendant lights over peninsula. New dishwasher and French-door bottom-freezer refrigerator. Wood flooring.

Living/Dining Room – Open room with eastern exposure through large windows and door to balcony just off of living space. New pendant light over dining area. Wood floors.

Master Bedroom Suite – Large east facing bedroom with 2nd balcony. Elfa shelving and walk-in closet. Carpeting. En-suite bathroom with large soaking tub, extra storage, expansive cabinetry and sink area. Ceramic flooring.

Den/Second Bedroom – Spacious room that can easily accommodate a queen size bed or make for a nice office or workout room. Double door entry. Large closet. Carpeting.

Bathroom #2 – Full bath with glass-enclosed shower and extra storage cabinetry. Overhead scone. Ceramic tile flooring. In-unit stacked washer/dryer.

Outdoor Space – Two private balconies facing quiet 10th St – off of master bedroom and living room. Large common courtyard with patio furniture and grill.

Neighborhood/Transit – Metro Center, McPherson Sq and Mt. Vernon metros just a few blocks away. Walkscore.com ratings: 'Rider's Paradise' – 100, 'Walker's Paradise' – 96 and 'Biker's Paradise' – 93.

Grocery – O Street Market Giant and Safeway about 3 blocks away. Whole Foods about 6 blocks away. City Center Farmer's Market a few blocks away.

Utilities – Central A/C and heat - 1 year old. Gas and water included in fee. Electric separate (approx \$30-40/mo).

Parking – Garage space #105 conveys with unit.

Laundry – Stacked washer/dryer in the unit.

Condo Building – Front desk staff present M-F. Professional off-site management. Investor and pet friendly.



Homes with Casey

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