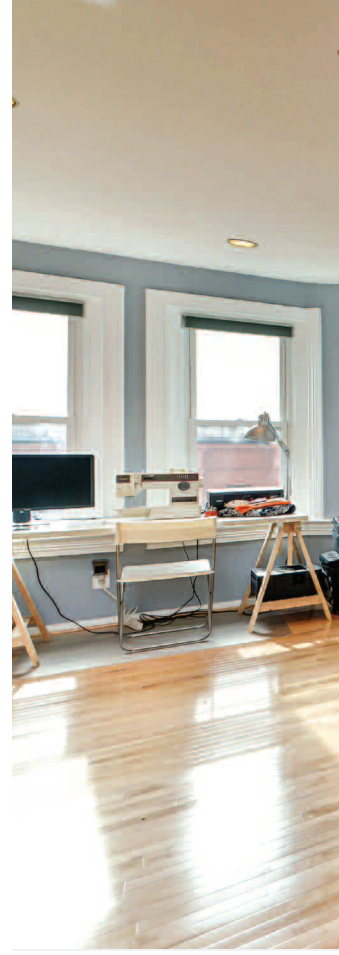


Logan Circle

1527 T Street NW
Washington, DC 20009



Casey Aboulafia
HOMES WITH CASEY



Smart and Well Maintained 3-Unit Investment Property

Apartment #3 – Walk up to this gorgeous two story unit with an expansive open layout, hardwood floors, large dining space, built-in cabinetry and coat closet. The south-facing bay window lights both levels beautifully during the day with recessed lighting working by night.

Updates to this unit include a brand new kitchen in 2012 with new stainless appliances, double oven, gorgeous glass tile backspash, vent hood, and modern cabinetry and flooring. Both full baths are also renovated with new fixtures and a European sensibility - the main floor bath includes a soaking tub with modern fixtures and tile, and the master bath is complete with a walk-in shower, glass doors, Porcelanosa fixtures and natural light.

The upper level bedroom spans the entire floor, and the large back deck lends towards fantastic entertainment space or quiet contemplation. New closets with Elfa shelving cover the entire east wall. Private washer/dryer combo unit.

Apartment #2 – A beautiful wood-burning fireplace greets you across the entry to this main-level unit. High ceilings, hardwood floors and a bay window ooze charm. The kitchen has granite counters, Elfa-style upper shelving, a dishwasher and access to the back yard and parking through the back door. The modernized bathroom with updated fixtures and ceramic tiling is accessed via both the bedroom and hallway for convenience. Washer/dryer in the unit.

Parking – One space, leased with Unit #2

Apartment #1 – This 2 bedroom lower level unit has its private entrance down the charming curved brick stairwell at the front. The kitchen is open to the living space, and both bedrooms have nice-sized closets and a window. The hall bath has a tub with ceramic tile surround, overhead lighting and vent fan. Mediterranean-style ceramic tile floors throughout and separate laundry.

Utilities – All electric, separately metered, tenant paid. Separate laundry in each unit. Individually controlled central A/C & heat in each unit.



Updates

- New roof (Nov 2009), New A/C units –all apartments (2013), New backyard fence (2015)

- Unit #3 - New floor and bathroom (Feb 2008), New bathroom and kitchen (2012), New closets (2010), New windows (2008)

- Unit #2 - New bathroom (2015), New windows (2008)

- Unit #1 - New custom front door (2017), New French drain system and sump pump (2010)

Neighborhood

(Walkscore.com) -
Walker's Paradise - 96
Rider's Paradise - 91
Biker's Paradise - 95

Bars and Restaurants – Matchbox, Café St. Ex, Compass Rose, Le Diplomate, Barcelona, Pearl Dive, Etto, Ted's Bulletin, Amsterdam Falafelshop, Kapnos, Izakaya Seki and so many more!

Coffee – Starbucks, The Wydown Coffee Bar, Perigrine Espresso, Slipstream and more.

Entertainment – Black Cat, Bohemian Caverns, Lincoln Theater, Republic Gardens, Source Theater, State of the Union, The Howard Theatre, Twins Jazz and more blocks away!

Grocery – Trader Joe's and Whole Foods steps away. Yes! Organic, Smucker Farms of Lancaster, 14th & U Farmers' Market.

Recreation – YMCA (with pool and climbing wall), Meridian Hill/ Malcolm X Park, Budda B Yoga, CrossFit and more.

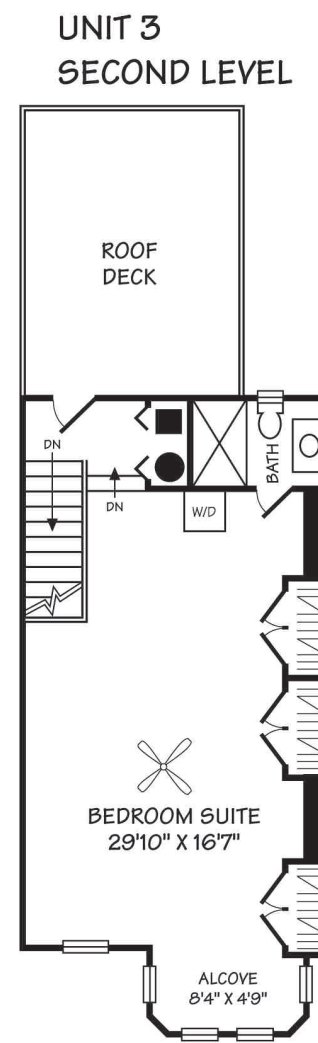
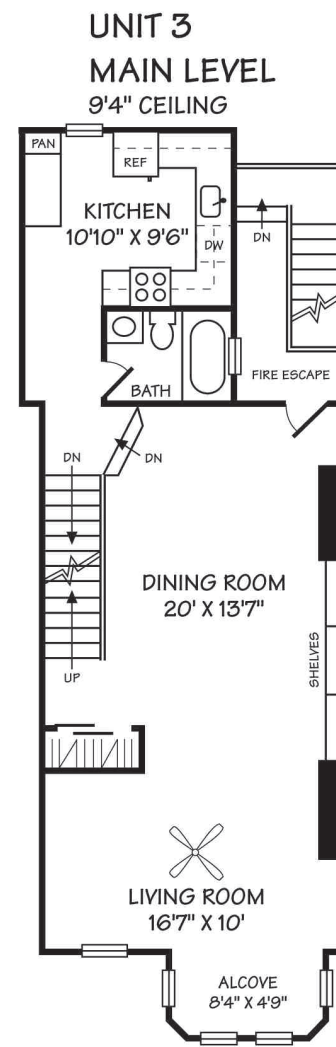
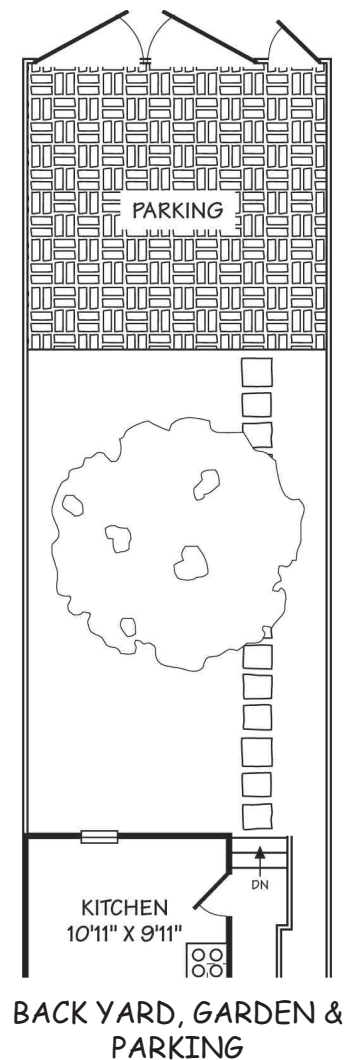
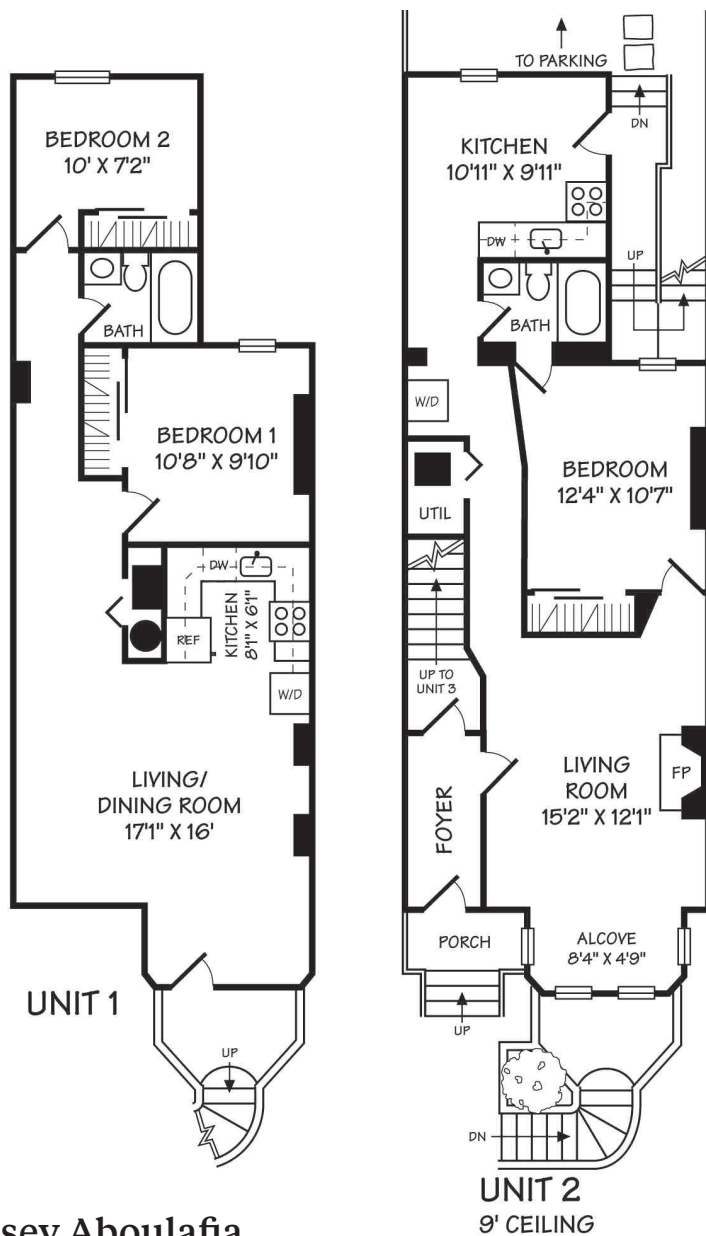


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