



Foggy Bottom

950 25th St NW, #308N
Washington, DC 20037



Casey Aboulafia
 HOMES WITH CASEY

Perfect Pied-A-Terre

Convenience is king at this Energy-Star certified Claridge House 1 bedroom. Like living in a hotel, this full-service building has everything - a gym, rooftop pool with panoramic vistas, a courtyard with gas grills, on-site management and maintenance staff, 24 hour front desk, business center, library, free wifi in public areas, a lounge, bike storage, laundry and vending machines.

This unit boasts large picture windows, lots of storage space, parquet hardwoods and a covered garage parking spot. While some updates may be desired, this unit would make the perfect pied-a-terre for uncomplicated city living. It is also completely investor friendly with NO rental restrictions.

Given its Foggy Bottom location a block from the metro and the GW campus & hospital, proximity to Georgetown, the Kennedy Center and more, it is priced to sell. Trader Joes and Whole Foods are just 1-2 blocks away and the World Bank is a ¾ mile jaunt! Fees include all taxes and utilities.

Utilities, Taxes, Garage Parking – included in the monthly fee of \$1,058.30

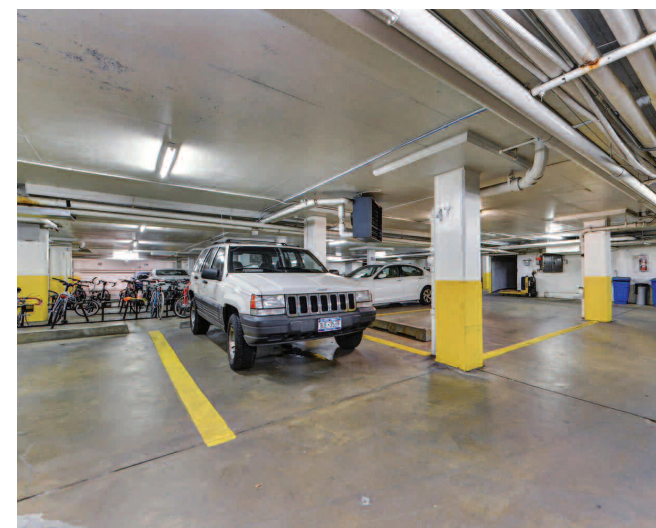
Underlying Mortgage adjustment – Subtract ~\$39k from purchase price/add \$184.75 to monthly fee

Neighborhood/Transit - Metro just a block away. Walkscore.com – ‘Walker’s Paradise - 93, ‘Rider’s Paradise – 90’ and Biker’s Paradise – 94’.

Investor information – Monthly rentals for 1 bedrooms range from \$2000-\$2900/month.

Grocery – Whole Foods, Trader Joe’s just 1-3 blocks

Parking – Garage parking can be sold/rented separately if desired

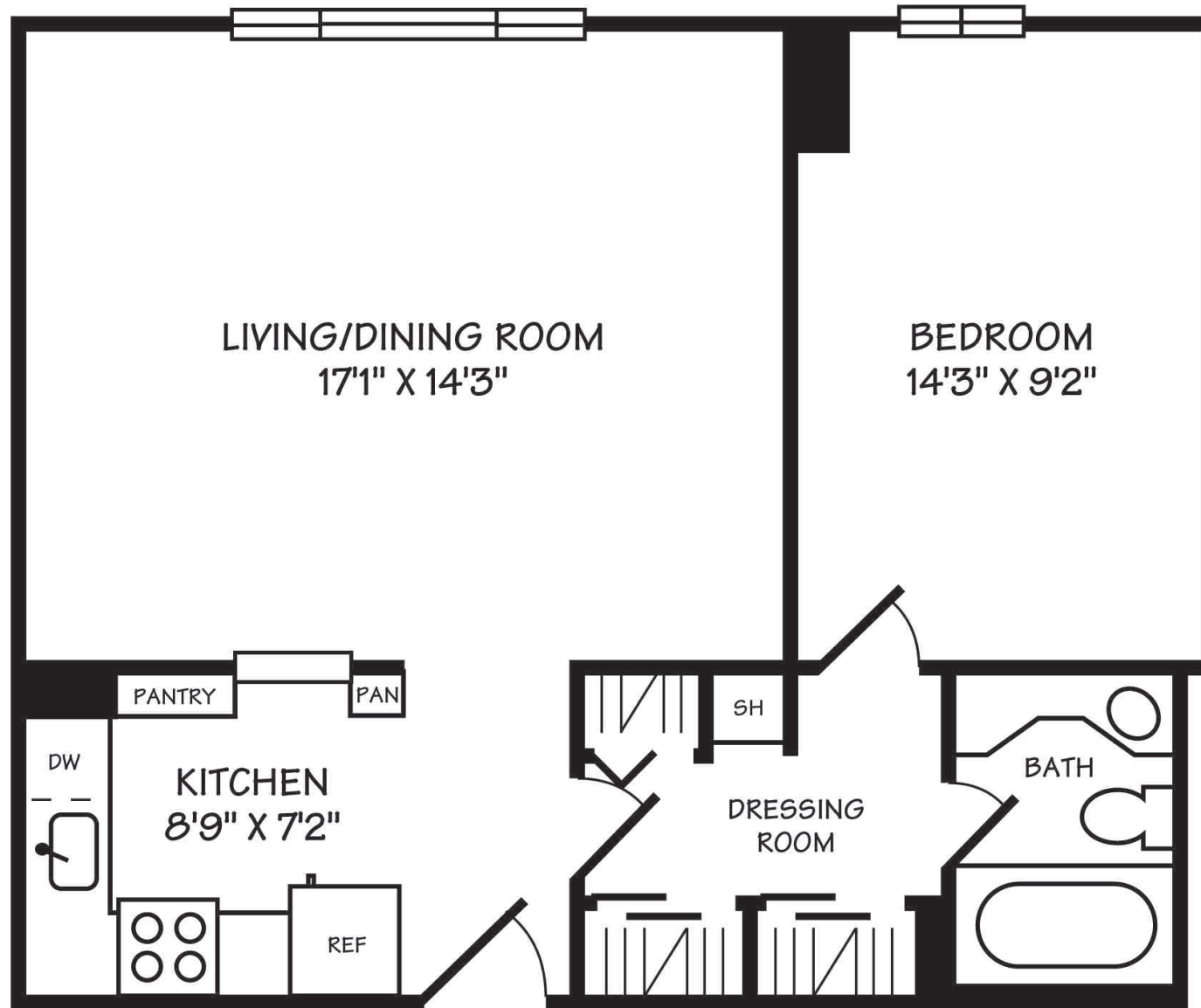


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