

1704 19th Street NW #3  
Washington, DC 20009

Dupont





If yours is the artsy, creative vibe, this sweet Dupont pied-a-terre could be the one! Hate the big boxes and boring spaces? From the moment you enter this gorgeous townhouse-style 1 bedroom, you'll realize you've happened upon something special. After shopping at Glen's Garden Market or the organic Dupont farmers' market, you can roll your bike straight in, through the private entrance to your own spacious (above ground!) patio and through the unit's charming glass-front door. The boho ceramic tile floor and renovated kitchen greet you - unpack the groceries and pop open a bottle to enjoy with a book outside (or, go on up to the shared roofdeck!). Still like the conveniences of modern living? The living room and bedroom are spacious with good storage, hardwood parquet floors, and there's an in-unit washer/dryer, central A/C, and dual-entry bath too!

Enjoy all that the neighborhood has to offer - a quick read at KramerBooks, a bento and chai at Teism, the great gallery scene west of Connecticut Ave, eclectic shopping options around the Circle, Rock Creek's nearby trails, and Dupont's, Adam's Morgan's and U Street's nightlife - all just blocks away.

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

**Neighborhood** - Walkscore.com: Walker's Paradise 99, Biker's Paradise 99, and Excellent Transit 86.

#### Found within blocks:

**Restaurants** - Filter, Teism, Bar Charley, Sette, Keren, Rakuya, Russia House, Lauriol Plaza, Jack Rose, Kramerbooks, and MUCH more.

**Art Scene** - The Phillips Collection, IA&A at Hillyer, Marsha Mateyka Gallery, Swann Street Gallery, Hemphill Fine Arts, Q Street Fine Art, Studio Gallery, Pass Gallery, and the Dupont Underground.

**Grocery** - Glen's Garden Market, Safeway, Dupont Organic Farmers' Market.

**Shopping** - Secondi, Shop Made in DC, Proper Topper, Bloom, Tabletop, Kramerbooks, The Loft, Comfort One, Second Story Books, and more.

**Recreation** - Shared roofdeck (in addition to private patio!), Rock Creek Park, Mint, Vida Fitness, Livingwell Health Club, The Studio DC (yoga), Quantum Pilates.

**Transit** - Dupont metro 2 blocks away.

**Financial** - Condo fees \$203.50/month; taxes \$2,316/year for owner occupant (2019).

**Investor/Pet Policies** - No investor restrictions or caps. One dog or cat under 25 pounds may be kept in each condominium unit; other animals may be kept with written approval from the Association.

**Utilities** - Electric is separate. Water/trash removal included. Individually-controlled central heat & A/C.



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**Casey Aboulafia**

Vice President, GRI, Green, ABR, SRS, CIPS

Realtor® DC / MD / VA

202.780.5885

202.386.6330

casey@homeswithcasey.com

**Kristen Johnson**

Realtor® DC / MD / VA

202.465.2370

202.386.6330

kristen@homeswithcasey.com

