

1930 18th Street NW #23  
Washington, DC 20009

Dupont/Adams Morgan



COMPASS



This cheery two bedroom, one bath condo in the heart of Dupont/Adams Morgan is the perfect antidote to too expensive and too small! Up on the second floor, light streams through the nine windows onto the hardwoods, giving you the perfect sunny perch to relax with your morning coffee. With plenty of storage, an in-unit washer/dryer, central A/C, and an open kitchen, this one just makes sense!

Prefer a view with your morning stretches? Go on up to the roofdeck, where you can get a glimpse of Dupont's beautiful rooflines and the Washington Monument. Or after you bike Rock Creek's nearby trails for your morning workout, convenient bike storage means you don't have to haul a bike in.

Enjoy all that the neighborhood has to offer - Lauriol Plaza's warm chips beckon, Bar Charley is the ideal neighborhood haunt, and Jolt 'n Bolt starts your morning right with the perfect chai or coffee - all within a block. The organic Dupont Farmers' Market is just blocks away, as is Dupont's metro and art scene, and Adam's Morgan's and U Street's nightlife. The perfect crossroads.

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

**Financial** - Condo fees \$346/month; taxes \$3,269/year for owner occupant. Over \$200k in reserves.

**Grocery** - Glen's Garden Market, Safeway, Dupont Organic Farmers' Market within ½ mile.

**Investor/Pet Policies** - No investor restrictions (6 month minimum lease). Dogs and cats allowed.

**Neighborhood** - Walkscore.com: Walker's Paradise 98, Biker's Paradise 91, and Excellent Transit 86. Bar Charley, Jolt 'N Bolt, El Tamarindo, Keren Cafe, Pho Anh Dao, a Chateau, Teatism, Lauriol Plaza, Regent Thai, The Chocolate House, Jack Rose, Duplex Diner within 2 blocks - and SO MANY MORE nearby!

**Recreation** - Amazing roofdeck! Rock Creek Park, Mint, Vida Fitness, Livingwell Health Club, The Studio DC (yoga), Quantum Pilates all within blocks.

**Transit** - Dupont Metro ½ mile, U Street metro ¾ mile.

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

1930 18TH STREET NW #23 | 2BD | 1BA | 703 SQ FT

compass.com



Homes with Casey

You deserve a better experience,  
and who you work with matters

homeswithcasey.com



**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



Compass is a licensed real estate brokerage that abides by Equal Housing Opportunity laws. Information is compiled from sources deemed reliable but is not guaranteed. All measurements and square footages are approximate. This is not intended to solicit property already listed. Compass is licensed as Compass Real Estate in DC and as Compass in Virginia and Maryland. 1313 14th Street NW, Washington, DC 20005 | 202.386.6330