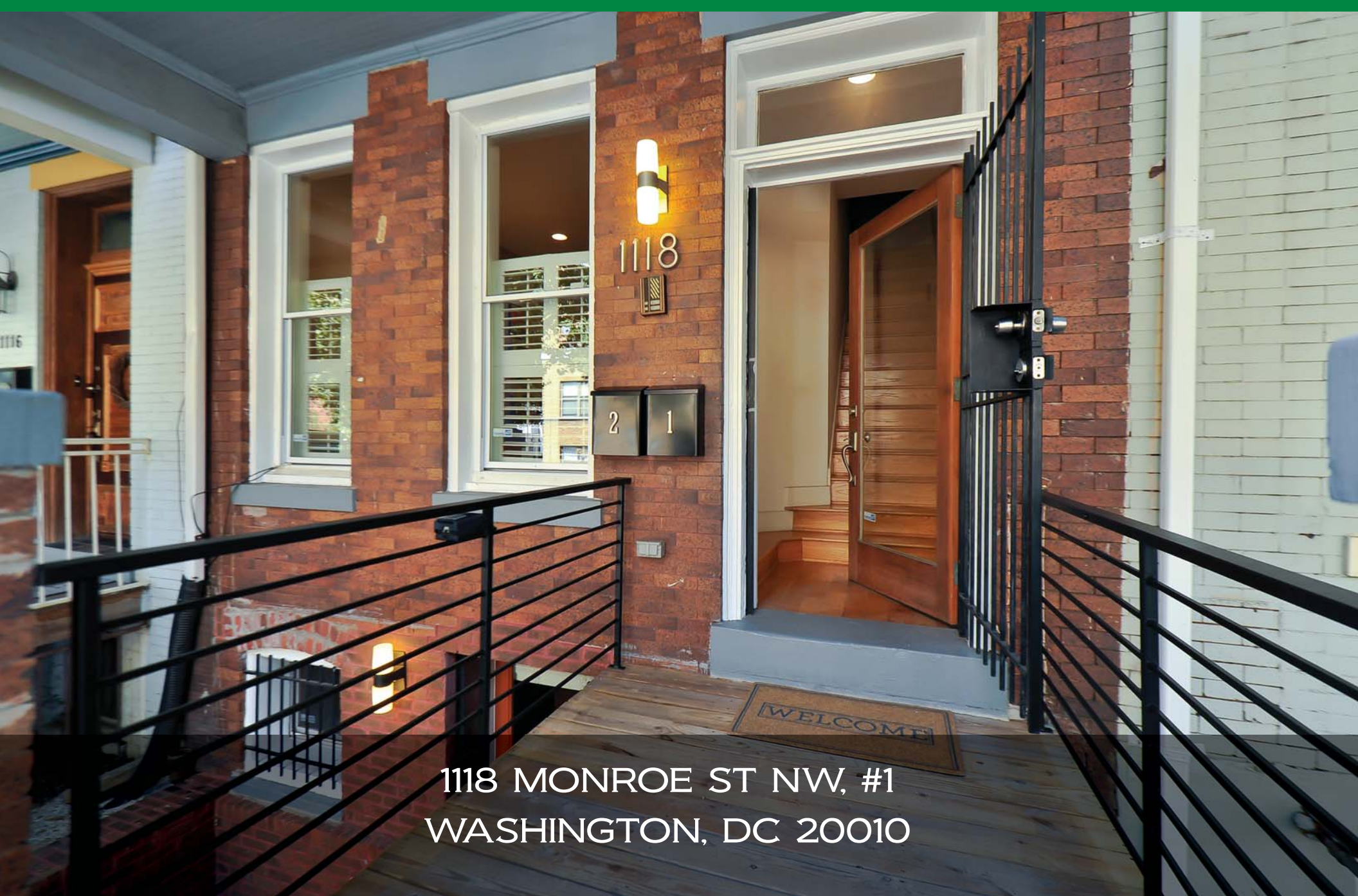


COLUMBIA HEIGHTS



**LINDSAY REISHMAN
REAL ESTATE**
A Different Experience. Better Results.



1118 MONROE ST NW, #1
WASHINGTON, DC 20010



Situated near the corner of 11th and Monroe Streets NW in the heart of lively Columbia Heights, this 1500+ square foot, 2 level, 3 bedroom, 2.5 bath condo is what you've been looking for! Beautifully renovated and well-maintained, a gourmet kitchen with modern cherry cabinets, granite countertop and breakfast bar set the style. This home makes entertaining effortless with its open floor plan and outdoor space. The rear patio is perfect for outdoor meals, a little potted garden and grilling with friends. Two tandem parking spaces are included, as is easily accessible, secure bike storage. Private front and back entrances make this home feel more like a house than a condo!

Steps away are an eclectic variety of restaurants and retail that draw people into the neighborhood with its convenient shopping and savory dishes. On 11th Street, you'll find an emerging restaurant scene that offers a selection of brick oven pizzas, craft beer, and French pressed coffee. Anchored by the blocks that surround the Giant and DC USA Shops (Target, Washington Sports Club, Petco...), Columbia Heights is easily accessible via the Columbia Heights Metro and various bus lines. You're home!



UPPER LEVEL

Living Room – Open floorplan. Two double-paned windows with plantation shutters. Recessed lighting. Staircase to lower level. Hardwood floors.

Kitchen – Open to living space. Three pendant lights over bar area and room for 3 stools. Black granite countertops and modern cherry cabinets with stainless pulls. Large pantry cabinet. GE side-by-side refrigerator with water dispenser and icemaker, dishwasher, gas range. Stainless steel undermount sink, disposer and spray pull-out faucet. Table space. Glass door to back yard with wide slat shades. Security gate. Hardwood floors.

Half Bath – Cherry cabinet sink vanity with granite countertop. Mirror. Vent fan. Ceramic tile flooring.

Bedroom #1 – Walk-in closet with organizers. Overhead fan with light. Two west-facing windows with custom shades. Hardwood floors.

En-Suite Bathroom #1 – One south-facing window with wide slat shades. Shower with floor-ceiling ceramic tile surround and frameless glass door. Cherry cabinet sink vanity. Mirror. Sconce and recessed light. Ceramic tile floor.

LOWER LEVEL

Bedroom #2 – Direct ground-level walk in access from outside. Glass door with security gate and two windows with wide slat shades. Huge two door closet. Overhead lighting. Hardwood floors.

Bedroom #3 – Glass door leading to back storage/yard and south-facing window with cordless pull shades. Lighted closet. Overhead lights. Hardwood floors.

Full Bathroom #2 – Cherry sink vanity with stainless steel sink and black granite counter. Mirror and sconce above. Floor to ceiling ceramic tile shower with frameless glass door. Vent fan. Ceramic tile floor.

LAUNDRY/UTILITY – Stacked washer/dryer in lighted laundry/utility room.



HOMES *with Casey* 1118 MONROE ST NW, #1 WASHINGTON DC 20010

OUTDOOR SPACE– Side porch off of kitchen with steps and solar lighting lead to back patio area perfect for grilling!

PARKING – Space for 2 tandem cars (or possibly three without patio setup).

STORAGE – Deep coat and storage closet on main level. Large lower level hallway perfect for additional storage pieces. Large under-stair closet with recessed lighting. Secure exterior gated back storage on lower level great for bikes. Shared storage unit under stairs on patio.

OTHER

- Gas Carrier furnace, electric central air conditioning. GE hot water heater. Building renovated in 2005.
- Condo fees \$300/month. Taxes \$3,871/year (2014) for owner occupant with homestead deduction. Self-managed.
- Approximately 1,527 square feet

NEIGHBORHOOD – A “Walker’s Paradise/92”, “Excellent Transit/82” and “Very Bikeable/83” from walkscore.com

- **Dog park** a block away
- Recently renovated **playground** on the block
- **Grocery:** Giant grocery 3-4 blocks away; Farmers’ Market – Saturdays 9am-1pm
- **Bars, Coffee & Restaurants with ¼ mile (many just a block!):** El Tio , Columbia Heights Coffee, El Rinconcito Deportivo, Gloria’s Restaurant, Julia’s Empanadas, KBC, Maple, RedRocks Pizza, Room 11, Sticky Fingers Bakery, The Coupe, The Heights, Uptown Café, Victor Giron, Wonderland, Z-Burger, Zeba Bar.
- **Transportation:** Yellow/Green line Columbia Heights Metro 3-4 blocks away; 2 Capital Bike Shares just 2-3 blocks away; ZipCar 1 block away, Major bus lines a block away

Casey Aboulafia
GRI, GREEN, ABR, SRS, Realtor®
703/624-4657 | casey@homeswithcasey.com
More pictures and information at
www.homeswithcasey.com

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