



Logan Circle

1217 N Street NW, #1
WASHINGTON, DC 20005



Casey Aboulafia
HOMES WITH CASEY



Foyer – Entry alcove with two large closets for extra storage. Slate tile. Overhead light.

Living Room – Modern, open and cool. Arched exposed brick nook perfect for bar. Four windows in bay area with shades. Modern pendant light and additional recessed lighting. Hardwood floors.

Kitchen – Updated kitchen with maple cabinets and large pantry with pullouts. Stainless steel GE refrigerator, gas range, dishwasher and vent hood. Recessed lighting. Stainless steel sink and faucet. Additional large work space counter. Granite countertops. Hardwood floors.

Dining Areas – Informal dining area with exposed brick and pendant light off of living room. Large formal dining area at entry with gorgeous exposed brick and beams. Crown molding. Recessed light. Bar area at one end with accent wall. Hardwood floors.

Master Bedroom – Bright, large master bedroom with accent wall and ceiling fan with light. Expansive walk in closet with full length mirror. Two large windows with shades facing back patio area. Carpet.

Bathroom #1 – Beautiful walk-in shower with rainfall showerhead, modern subway wall tiles, marble floor tiling, toiletry ledge, recessed light and glass doors. Modern vanity sink with mirror and overhead sconce. Vent fan. Ceramic tile floor. Additional storage cabinets.

Bathroom #2 – Bathtub with white ceramic tile surround. Bathroom vanity with granite countertop and overhead sconces. White ceramic tile floors with black accent. Window.

Bedroom #2 – Spacious room with modern ceiling fan and light. Expansive walk-in closet. Window to exterior alcove. Carpet.

Outdoor Space – Lovely private exterior patio area for grilling and parties!

Parking – Garage parking possible for rent at the Washington Plaza Hotel a block away (\$212/mo)

Storage – Back storage room w/ large lighted storage area & adjustable shelving and hangers lead out to backyard. Entry coat closet and extra storage closet. Large walk-in closets in each bedroom.

Laundry/Utility – Full size, free standing washer and dryer. Gas furnace for heat. Gas hot water. Electric central A/C. Owner averages about \$160/month total.

Financial – Taxes \$4,205/year for owner occupant w/ homestead deduction. Condo fees \$419.71/mo





Casey Aboulafia

GRI, GREEN, ABR, SRS, Realtor®

✉ casey@homeswithcasey.com
☎ 703.624.4657

homeswithcasey.com



NEIGHBORHOOD WITHIN 1-7 BLOCKS:

- **Coffee** – Azi's Coffee, Compass Coffee, Dolcezza, First Cup Café, La Colombe, Mockingbird Hill, Peregrine, Pete's, Pitango, Slipstream, The Coffee Bar, The Wydown
- **Grocery/Markets** – Whole Foods, Giant Market at O Street, Capitol Super Market
- **Restaurants & Bars** – A&D, B, Too, Birch & Barley, Chix, Churchkey, Dacha Beer Garden, Eat the Rich, Estadio, Lincoln, Logan Tavern, Mockingbird Hill, Posto, Rogue 24, Southern Comfort, Stoney's, SundeVich, The Pig, Tortino, Veranda
- **Recreation** – Black Cat, Vegas Lounge
- **Transportation** – ½ mile to blue, orange, silver, green and yellow line metros (Mt. Vernon Sq/Shaw & McPherson Sq). 2-4 blocks to 4 Capital BikeShares.

1217 N Street NW, #1

LOGAN CIRCLE

2 Bed 2 Bath

Approximately 1,400 square feet

202.491.1275 | COMPASS.COM



Compass is a licensed real estate broker located at 1506 19th Street NW, Washington, DC 20036 and licensed under the name 'Compass Real Estate' in the District of Columbia and under the name 'Compass' in Virginia and Maryland. Compass abides by Equal Housing Opportunity and all state and local fair housing laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed.