

*Homes with Casey/Long & Foster Real Estate, Inc. Proudly Presents*  
**1701 16th St NW #202 • Washington, DC 20009**



Live behind the Most Fabulous Windows of this GRAND Best Addresses building! As the biggest 1br, entertaining is a breeze. Whip up something fun with friends in your full size kitchen with granite, stainless & island seating, move to your dining space for dinner, then graduate to the ample living space with a bit of brandy at the end of the night. If your apartment isn't big enough for that huge shindig? Put the gracious ballroom to use – it's the perfect place for a party. Plenty of closet space, two office desk nooks, in-unit washer/dryer, bike storage, gym, roofdeck with a great view, a quiet, relaxing courtyard, 24 hour security and on-site management make living easy. Then, just steps out the front door are fantastic neighborhoods in every direction – this is the perfect intersection of Dupont, Logan Circle, 14th/U Street, Adams Morgan and downtown – bars, cafes & restaurants galore. With Safeway and Whole Foods just a 2-3 block walk and with the green, red and yellow line metros less than half a mile away, what more could you want? Parking available for sale. Come, enjoy and rest easy, you're home!

See more pictures and information at [www.homeswithcasey.com](http://www.homeswithcasey.com).



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**HOMES**  
*with Casey*





Dining Area



Between 2 metros!



Kitchen



Living Room

## FEATURES & AMMENITIES

**Building Amenities** – Pretty exterior exposure. Roof deck. Bike storage. Fully outfitted gym with vending machines. Tranquil interior courtyard. 24 hour front desk and security. Large party room with kitchen and view to courtyard. On-site management. Extra laundry room. Various sitting and reading nooks throughout the 1st and 2nd floors.

**Kitchen** – Large island, granite counters. 42" medium tone wood cabinets. Stainless steel appliances - Frigidaire dishwasher, glass top range with one expandable element, top freezer refrigerator with ice maker, LG microwave. hardwoods, Stainless steel undermount sink with disposer and pull out faucet. Three decorative pendant island lights, three recessed lights. Hardwood floors.

**Living Room** – Four of the most decorative windows in the building (double-paned) – they frame the city vista beautifully. Crown and baseboard molding. Ceiling fan. Hardwood floors. Dining Area with pendant light shade.

**Office Spaces** – Two desk nooks, one with built in desk and storage cabinets with granite top, the second with view to the street. Three modern track lights. Two double-paned windows in one nook and three in the other with roll up privacy shades. Hardwood floors.

**Bedroom** – Two west-facing double-paned windows with blackout shades. Ceiling fan. Three closets with storage systems installed. Hardwood floors

**Hall Bathroom** – Soaking tub with floor to ceiling travertine tiles, two corner ledges and block windows for natural light. Porcelain pedestal sink with chrome fixture. Mirrored chrome toilet, triple overhead wall sconce. Matching chrome toilet paper holder, towel bar and hand towel ring. Recessed heat light. Storage cabinet above toilet. Matching travertine floor tile.

**Foyer** – Storage/coat closet. Two recessed lights. Hardwood floors.

**Laundry** – Stackable front loading washer and dryer in closet in bedroom.

**Neighborhood** – Rates a “Walkers Paradise” (97 of 100) and a “Rider’s Paradise” (91 of 100) on walkscore.com!! Best neighborhood at the intersection of the 17th Street/Dupont/Logan, 14th/U Street, Adams Morgan and Downtown – all easy walking.

**Bars and Restaurants within ¼ mile** – Estadio, Komi, Sushi Taro, JR’s Bar and Grill, Halo, Logan Tavern,

Commissary Townhouse Tavern, Level One, La Frontera Cantina, Dupont Italian Kitchen, Annie’s Paramount Steak House, Hank’s Oyster Bar, Rice, Floriana, Trio, Agora, Masa 14, Café St-Ex, Policy, Bar Pilar and many more.

**Cafes within ¼ mile** – Various Starbucks, Steam Café, Peregrine Espresso, Java House, Café Green and more.

**Entertainment within ½ mile** – Vegas Lounge, The Black Cat, Lincoln Theater, Twins Lounge, Bohemian Caverns and many more.

**Grocery** – Whole Foods and Safeway 2-3 blocks away. Yes! Organic and Smucker Farms of Lancaster County 0.4 miles away. Dupont and U Street farmer’s markets and easy walk.

**Public Transportation** – Red (Dupont) and Yellow/Green (U Street) metros half a mile or less away. Bus lines right on 16th St up and downtown. 3 Capital Bike Share stations 2-3 blocks away.

**Recreation within ½ mile** – S Street dog park, Vida fitness, Custom Fitness Concepts, One World Fitness, Bodysmith Personal Training, Cross Fit, B. Fit, Crew Club, Mint, Washington Sports Clubs. Meridian Hill/Malcolm X Park close by and Rock Creek Park not far either.

### OTHER INFORMATION

**Parking** – Many underground spaces available for sale, but none included with unit. Rental spaces occasionally available.

**Monthly fee** – Total \$1,168.48 including underlying mortgage payment of \$390.24; taxes \$48.65; management fee and reserves \$729.59. Remaining underlying mortgage – \$81,829.54 (deduct this amount from the total purchase price for the new value on which to base any buyer financing).

**Services included in the fees** – Cable (including HBO), high-speed cable internet, air conditioning and heat are building powered, hot water, trash removal, reserves, security, and professional management. Owner pays separately for electric (including electric for HVAC blower).

**Renting** – House rules limit renting, but approvable under certain circumstances with board approval.

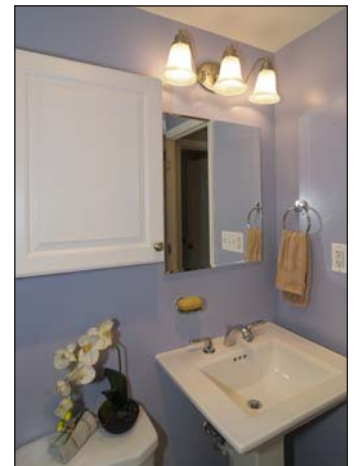
**Utilities** – Central air conditioning and heat, individually controlled. Hot water covered by building. Owner responsible for interior unit, building responsible for exterior mechanics.



Bedroom



Desk Nook



Bathroom

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