



Kalorama

2311 Connecticut Avenue NW, #505

WASHINGTON, DC 20008



Casey Aboulafia
HOMES WITH CASEY



Foyer – Large entry foyer with mirrored 12-lite door. Pendant light. Crown molding. Heart of pine floors.

Living Room – Spacious room with curved wall and three curved windows with shades – view of the Taft Bridge. Pocket doors to foyer. Beautiful crown and base molding. Heart of pine floors.

Dining Room – Large dining room open to kitchen. Three windows with black iron flower holder outside windows. Beautiful crown and baseboard moldings. Decorative chandelier. Pocket doors to living room and swing door to kitchen. Breakfast bar at pass through to kitchen. Heart of pine wood floors.

Kitchen – Renovated in 2009 with stainless steel GE Cafe side-by-side fridge with water and ice dispenser. GE Cafe 5-burner range with large oven + additional baking/warming tray and convection. 42" tall white cabinetry and dark soapstone count-ers. Stainless steel undermount sink with pull spray fixture and additional filtered water spout. One window with wood slat blinds. Porcelain subway tile backsplash. Ceiling sconce. Open to dining area. Original Butler's pantry with glass doors - fantastic for bar area and extra kitchen storage.



Master Bedroom – Built in bookcases. Crown and base molding. Three windows with wood slat shades. Large closet with additional shelving and interior light. Heart of pine floors.

En-suite Master Bath – Bright bathroom with window and white slat blinds. Tub with modern blue and white subway tile surround. White vanity cabinet with granite top and porcelain sink. Mirrored medicine cabinet. Triple sconce. White ceramic tile floor.

Bedroom #2 – Whole wall of built-in bookcases. Built in-wall safe. Three windows. Large closet with both hanging and shelving. Modern ceiling sconce. Crown and base moldings. Heart of pine floors.

Bathroom #2 – Deep tub with ceramic subway tile surround. Newer vanity with granite top and porcelain sink. Nickel fixtures. Mirror. Triple light sconce. Vent fan. Pretty mosaic tile flooring.

Special Features – Gorgeous stained wood trim and pocket doors. Original door hardware and butler's pantry. Original (working) in-wall safe in bedroom.

Outdoor Space – Amazing roofdeck and pergola with both city and green views. Available for parties. Gas grill.

Extra Storage – Large double rod hanging coat closet in foyer. Large linen closet. Additional secured storage unit in basement conveys - approximately 3' wide x 6' deep x 10' high. Bike storage in building.

Building Information – Staffed front desk, 9am-5pm M-F. Updates planned for hallway lighting and cosmetics. No pet restrictions, investor friendly (no investor caps). 1 year lease minimum.

Financial – Condo fees \$963.64/month INCLUDES ALL UTILITIES and BASIC CABLE. Taxes \$4,385/year for owner occupant w/ homestead deduction.

Laundry/Utility – Laundry room on each floor – plans already in the works to completely renovate and modernize. Wall A/Cs (new extra replacement unit conveys). Radiator heat.

Parking – Available off-site at Courtyard Marriott (2 blocks away, \$250/ mo) or at Colonial Parking (Connecticut/Calvert across Taft Bridge, \$210/ mo)





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NEIGHBORHOOD WITHIN ½ MILE:

- **Coffee** – Tryst, Open City, Starbucks, Sorriso, Cove, Filter Coffeehouse and Espresso Bar
- **Grocery/Markets** – Glenn’s Garden Market, Dupont Farmer’s Market, Harris Teeter, Yes! Organic
- **Restaurants & Bars** – Bistrot Du Coin, Buca Di Beppo, Casa Oaxaca, Cash-ion’s Eat Place, Grill from Ipanema, Italian Pizza Kitchen, La Tomate, Mama Ayesha’s, Mintwood, Mourayo, The Little Fountain Café, Mr. Chen’s Organic Chinese, New Heights, Perry’s, Restaurant Nora, Ruth’s Chris Steak House, So’s your Mom, Sorriso Café, Teasm,Thaiphoon, Tono Sushi, Woodley Cafe
- **Recreation** – Easy access to Rock Creek Park, Washington Sports Club, Walter Pierce Park, National Zoo, Kalorama Park
- **Art** – The Phillips Collection, Fondo del Sol, galleries on R St
- **Transportation** – Woodley Park metro ½ mile, Dupont metro 0.6 miles, various Capitol BikeShares w/l about 4-5 blocks

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KALORAMA

2 Bed 2 Bath

APPROXIMATELY 1,259 SQUARE FEET

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