

KALORAMA



LINDSAY REISHMAN
REAL ESTATE
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2456 20TH STREET NW, #306
WASHINGTON DC 20009



HOMES *with Casey* 2456 20TH STREET NW, #306 WASHINGTON DC 20009

- **LIVING ROOM** – Pretty entry foyer. Bright and sunny, open to kitchen. Beautiful crown molding, chandelier & matching wall sconces. Hardwood floors. Glass-front storage cabinets. Breakfast bar to open kitchen for 2 - 3 stools.
- **KITCHEN** – 42" tall cabinets, Silestone countertops, GE stainless steel bottom-freezer refrigerator, microwave oven, gas range and dishwasher. Large window. Ceramic floor.
- **BEDROOM # 1** – Spacious room with crown molding, chandelier and 2 large windows. Huge walk in closet. Double doors to main living area allow this room to double as additional living space. Hardwood floors.
- **BATHROOM #1** – Great natural light. Fabulous ceramic tiled shower with ledge, toiletries nook and semi-frameless glass door. Open wood vanity with porcelain sink. Ceramic floor.
- **BEDROOM #2** – Expansive, bright bedroom with chandelier, crown molding, two large windows and hardwoods. Huge walk-in closet.
- **BATHROOM #2** – Great natural light. Deep soaking bathtub with subway tile on shower walls and glass enclosure. Kohler porcelain pedestal sink and mirrored vanity. Ceramic floor.

NEIGHBORHOOD – "Very Walkable", "Excellent Transit" and "Very Bikeable" per walkscore.com

- Grocery: Adam's Morgan Farmer's Market, Yes! Organic, Safeway, Harris Teeter
- Bars, Coffee & Restaurants with 1/3 mile: Cashion's Eat Place, Mama Aysha's, Mintwood Place, Open City, Perrys, Sorriso, Starbucks, Tryst and much more!
- Transportation: Red line Woodley Park metro just blocks away (about 1/3 mile)
- Oyster Elementary School District!

OTHER

- Outdoor space– Fantastic roofdeck with 360 degree views. Possible to reserve.
- Parking – None conveys, but 5 spaces behind the building for rent via lottery system.
- Storage – Extra storage unit #12 conveys. Bike storage in basement.
- Condo fees \$342/month (includes heat/water). Taxes \$3,169/year for owner occupant (2014)

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More pictures and information at
www.homeswithcasey.com

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