

*Homes with Casey/Long & Foster Real Estate, Inc. Proudly Presents*  
**284 15th Street SE #301 • Washington, DC 20003**



**CHIC CAPITOL HILL 1 BEDROOM CONDO!**

Come home to this chic condo built in 2009, convenient to it all! Entertain in your handsome kitchen with 42” espresso cabinets, granite and stainless steel appliances. The open plan has wide-plank hardwoods, great space for a dining table, and a private balcony is just off the main living area. Relax after work in your beautiful bathroom’s deep soaking tub, and then dream the night away in your spacious bedroom - all of your belongings tucked away in the large walk-in closet. The condo has central a/c, a large in-unit washer & dryer, extra storage and is PET FRIENDLY! Parking is available to purchase. Outside, buy a pretzel, walk the dog to Lincoln Park, metro to work (just a 5 minute walk!) and enjoy everything that Eastern Market and 8th St have to offer.

Come enjoy and rest easy – you’re home!



**Casey Aboulafia,**

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**HOMES**  
*with Casey*





Potomac Ave. Metro Station



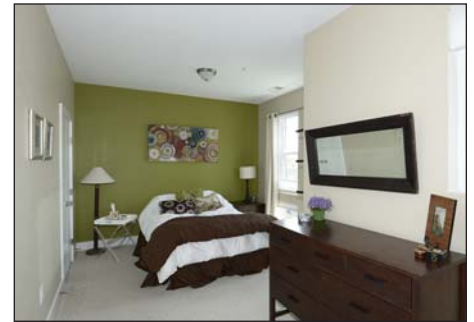
Dining



Kitchen



Living Room



Bedroom

## FEATURES & AMMENITIES

**BUILDING** – Secure entry. Attractive foyer with ceramic tile floor, sconces and overhead lighting. Walk up one of two stairways to unit. Pet friendly!!

**FOYER** – Large lighted coat closet. Wall for keys etc. Overhead light fixture. Beautiful hardwood floors.

**KITCHEN** – Frigidaire stainless steel side-by-side refrigerator with ice maker and water. Frigidaire stainless steel dishwasher and glass-top electric oven and microwave. 42” tall espresso stained contemporary cabinets with large stainless pulls. Deep stainless steel under mount sink with garbage disposer. Granite countertops. Attractive sea-blue glass mosaic backsplash tile. South-facing double-pane casement window with screen. Beautiful dark hardwood floors.

**LIVING SPACE** – Two south-facing double-pane windows. Overhead light fixture. North-facing double-pane window. Beautiful dark hardwood floors.

**BALCONY** – Cute balcony with seating area, northeast exposure.

**BEDROOM** – Wall of windows! Double-pane south-facing windows with up-down shades. Additional casement window and up-down shade in dresser area. Two flush mount lights. Large walk-in closet. Neutral Berber carpet.

**BATHROOM** – Large bathroom with natural light. Double-pane casement window with screen. Vent fan. Large sink vanity with granite top. Chrome fixture. Large mirror. Overhead deco-style sconce. Contemporary ceramic tile floor and matching tile in bathtub. Large soaking tub with chrome fixtures. Brushed stainless paper and towel bars. Entry from both bathroom and bedroom.

**STORAGE** – Large storage unit in basement.

**LAUNDRY/UTILITY** – In-unit large capacity Samsung front loading washer and dryer. Electric hot water heater.

**PARKING** – Underground garage parking available for sale from developer.

**FINANCIAL** – Condo fees \$273/month, Taxes \$1,878/year for owner occupant

### NEIGHBORHOOD WITHIN ¼ MILE:

**Coffee** – Starbucks, Port City Java, Peregrine Espresso, Le Pain Quotidien

**Grocery/Markets** – Safeway, Harris Teeter, P&C Market, Yes! Organic, Eastern Market, Pretzel Bakery

**Restaurants** – Acqua, Ambar, Belga Café, Boxcar Tavern, Café 8, Capitol Hill Tandoor & Grill, Case's Sandwich Shop, Cava Mezze, Chipotle, DC-3, Fusion Grill, Hank's Oyster Bar, Il Capo di Capitol Hill, Kwan Fo Cheung Lin Fo, La Lomita, Las Placitas, Lola's, Mangialardo & Sons, Market Lunch, Matchbox, Montmartre, Ninella, Nooshi, Old Siam, Pacifico Cantina, Pizzaiolo, Prego Deli, Sanphan Thai, Senart's Oyster & Chop House, Tash House of Kabob, Ted's Bulletin, The Chesapeake Room, The Sweet Lobby, The Ugly Mug, Trattoria Alberto, Tunnickliff's Tavern, Wisdom, Zest

**Recreation** – Lincoln Park, Capitol Hill Yoga, tennis/basketball courts 1 block away

**Transportation** – RelayRides, ZipCar, Capitol Bikeshare all within 2 blocks, Potomac Ave METRO (blue/orange line) 1/3 mile

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Woodley Park

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