

**3422 Brown Street, NW #201
Washington, DC 20010**

\$395,000



Casey Aboulafia, GRI, REALTOR®,
ABR®, GREEN
Direct (703) 624-4657
Fax (202) 518-9108
casey@longandfoster.com
www.homeswithcasey.com



**Gleaming, Gorgeous 1 Bedroom Condo
with *Parking* in Mt. Pleasant!**

This one bedroom, one bath condo is set on a quiet street in Mt. Pleasant, and yet it's so convenient to everything. Simply walk out the door, and you have all of Mt. Pleasant Street's restaurants, bars, farmers market, bike share and more at your disposal. Additionally, Columbia Heights's amenities and metro are just a 5-10 minute walk, and Rock Creek Park is at your fingertips!

This fully renovated home boasts 10 large windows and positively glows with sunlight. The roomy living space is great for entertaining, with enough room for comfortable seating and even a dining area.



This gorgeous kitchen is complete with maple cabinets and stainless steel appliances. It's open to the living space too, fabulous for parties – friends can even chat with you at the large granite breakfast bar while admiring your cooking skills.

The bathroom and bedroom are beautifully appointed as well. You even have two full sized closets with organizers in the bedroom!

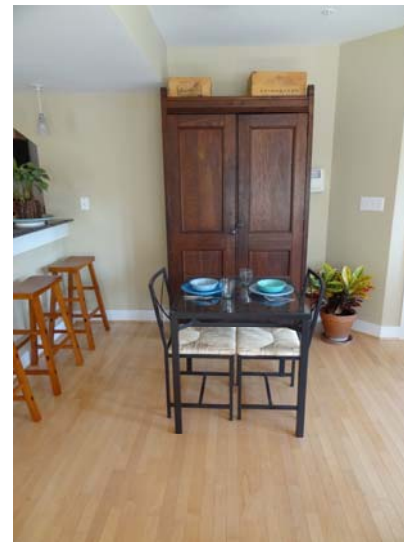
Extras include an in-unit washer/dryer, central air conditioning and secured access. Best of all, you'll never search for parking since you'll have your own space out back. And more—pets are welcome!

What more could you want? Come, enjoy and rest easy...you're home!



Long & Foster, Woodley Park Office
2300 Calvert Street, NW / Washington, DC 20008
Office (202) 483-6300 / www.longandfoster.com





JUST AN 8
MINUTE
WALK TO
THE METRO!



CONDO INFORMATION

Entry - Gated building. Video call box entry. Peephole in unit door.
Bathroom - Kohler porcelain pedestal sink with overhead mirror and modern light fixture. Two towel bars. Storage cabinet above toilet. White Kohler bathtub/shower combination with tiled ledge for toiletries. Overhead light and vent. Beautiful ceramic tiled floors and tub surround.
Bedroom - Three west-facing double-paned easy-clean tilt out windows. Blackout up-down shades. Overhead fan with light. Two well designed double closets. Carpeted floors.
Kitchen - Whirlpool dishwasher, gas range, built-in microwave and refrigerator with ice and water dispenser. Maple cabinets with modern stainless steel pulls. Stainless sink and pull-out faucet with soap pump. Disposer. Breakfast bar overlooking living room. Floor to ceiling pantry cabinet. Two overhead flush mount lights. Three bar pendant lights. Hardwood floors. Extra storage in utility closet.
Laundry - Stacked in-unit washer/dryer in kitchen utility closet.
Living Room - Seven double-paned large tilt-out sash windows with up-down shades. Overhead fan with light. Hardwood floors.
Dining - Breakfast bar with room for 3-4 stools. Separate dining area with overhead light. Hardwood floors.

NEIGHBORHOOD

Bars & Restaurants 4 blocks to 1/2 mile - Marx Café, Social, Tonic, Radius Pizzeria, Dos Gringos, Haydees Restaurant, El Rinconcito Café, Meridian Pint, The Heights, Red Derby, CommonWealth Gastropub, China Town, Adam Express, Alero, Burritos Fast, Angelico Pizzeria, Don Juan Restaurant, Thai Tanic II, Pho 14, Potbelly's, IHOP, 5 Guys
Coffee within 1/2 mile - Starbucks, Flying Fish Coffee, Columbia Heights Coffee & Cafe
Fitness within 1/2 mile - Past Tense Yoga Studio, Curves, Quiet Mind Yoga, Washington Sports Club, Rock Creek Park (jogging, walking, bike path) and more.
Grocery within 1/3 mile - Brown Street Market (1 block away), Argyle Convenience Store, Heller's Bakery, Best Way Supermarket, Giant, Sticky Fingers Bakery
Transportation - Capitol Bike Share 4 blocks away, Columbia Heights (green/yellow) metro about 1/3 mile away, entrance to Rock Creek Park 2 blocks away
Other Conveniences - Old School Hardware, Mt. Pleasant Pharmacy, Target, Bed Bath & Beyond, Best Buy
Walkscore - 97/100 - a "Walker's paradise"

PERTINENT INFORMATION

A/C & Heat - Central, individually controlled
Condo Fees - \$181/month
Financing - Likely FHA/VA approvable with Prosperity Mortgage
Parking - Assigned parking space conveys
Pet friendly building, Investor friendly (all units currently owner occupied)
Taxes \$2,212 year for owner-occupant
Utilities - Gas and water included. Electric separate.
Year Built - 2004



HOMES
with Casey

See more pictures at www.homeswithcasey.com!

Information deemed reliable but not guaranteed.



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