STORAGE GALORE!

- Large pull-down attic in hallway with partially planked floor.
- Back exit on main level to parking is like your private mud-room!
- Utility closet with extra storage under stairs on main level. Ceramic flooring.
- Large double-door coat closet at entry.
- Extra bike storage below.

NEIGHBORHOOD – Friendly

neighborhood gatherings - this block of Fairmont has a quarterly Soup Night at one of the houses!

Bars – The best of the U Street area combined with 11th & Park, the bars and nightlife are outstanding. Queen's English, Room 11, Wonderland, Service Bar, Cloak & Dagger, Bravo Bar and many more!

Coffee – The Coupe, Coffy Cafe, Harrar Coffee & Roastery, Colony Club, Wydown Coffee Bar, and more.

Dining – Bad Saint, Red Rocks, Thip Khao, El Chucho, Call Your Mother, Rooster & Owl, Izakaya Seki, Elle, Hermanos, Maydan, Seven Reasons, Busboys and Poets, and many more!

Grocery – A $\frac{1}{2}$ mile walk to the coming Whole Foods! Trader Joe's, Giant, and Harris Teeter are all nearby. Odd Provisions. Columbia Heights and 14th & U farmers markets.

Recreation and Hiking - Girard St. playground. Meridian Hill Park and drum circle.

Library – Mount Pleasant Library close by.

Pool – Banneker pool and Marie-Reed pools.

Transit – Columbia Heights and U-Street Metro Stations nearby with access to the Blue, Green, and Yellow lines.

UPDATES – Remodeled kitchen/ powder room (2018). Fireplace and built ins (2015). Custom blinds and shades (2017). Appliances, bathrooms, hot water heater and HVAC (2009).

UTILITIES - Gas cooking. Gas furnace and electric A/C. Electric hot water. DC trash. Water paid by condo fees. Ecobee smart thermostat.

FINANCIAL - \$240/month condo fees. \$5,525/year for owner occupant (2019). Average bills: Gas \$20-40/mo. Electric \$30-\$150/mo. About \$10k in reserves.



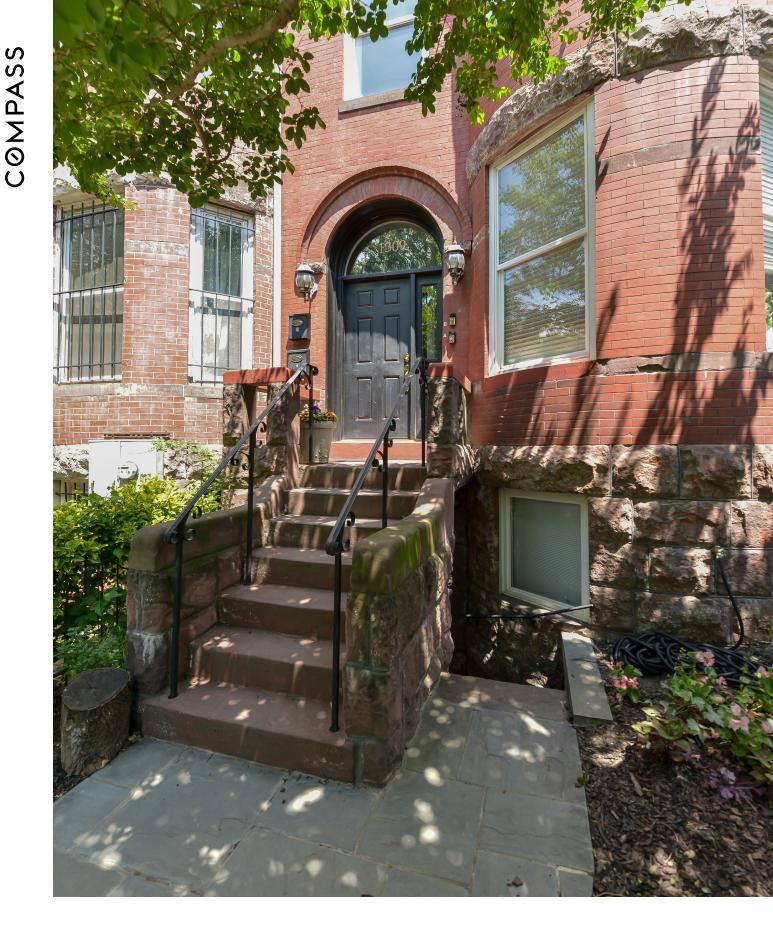


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Homes with Casey Team fou deserve a better experience,

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1309 Fairmont Street NW #B

Columbia Heights



Homes with Casey Team

You deserve a better experience,





3BD | 2.5BA | APPROX. 1,641 SQ FT

EXTERIOR wooden sink bowl over vanity cabinet with guartz counter oil-rubbed bronze fixture. Glass ledge over toilet. Edison-bulb Front Exterior – Shared, fully gated and landscaped front yard triple-sconce. Vent fan. Ceramic tile flooring. with new patio furniture. Beautiful crepe myrtle for shade.

Rear Exterior – North-facing wooden deck off of kitchen. Great for grilling out or a quiet book! Exterior sconce.

Parking – Parking space #1 (eastern spot) conveys.

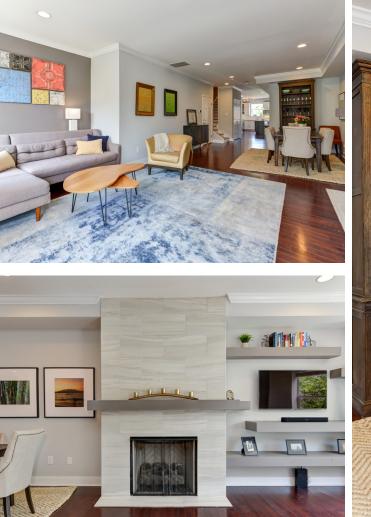
MAIN LEVEL

Living Room - Beautiful bow-front living room with shining south-facing light and view to stately DC rowhouses. Three double-paned windows with custom wood-slat blinds. Crown molding. Gas fireplace with modern mantle, herringbone interior, and modern large-format ceramic tile surrounding the hearth. Built in entertainment center shelving with secret drawer! Recessed lighting. Espresso-stained wood flooring.

Dining Room – Large dining area perfect for parties and entertaining. Recessed lights and crown molding. Hardwood floors.

Kitchen – Updated white Shaker kitchen cabinetry and pantry paned window with blinds. Recessed lighting. Espresso wood with modern stainless pulls and under-counter lighting with floors. spacious eat-in breakfast island with room for three chairs. Solid guartz counters with beautiful veining. Bosch side-bykids' bath-time with ceramic tile surround. Espresso bathroom side refrigerator with water and ice dispenser, gas range and vanity with granite counters, stainless fixtures and porcelain dishwasher. Plug-in microwave conveys. Stainless vent hood. sink. Large mirror with double-sconce above. Recessed light Modern but rustic take on subway tile backsplash echoes above tub. Vent fan. Ceramic tile floor. exposed brick stairwell. Three double-paned windows with blinds and glass-pane door to back deck. Modern Venetian **Bedroom #2** – Good-sized bedroom with large walk-in closet glass pendant lights above island (see color change when on or could easily fit a gueen bed. Double-paned window. Ceiling fan off!) and additional flush mount track light fixture. Deep stainless with lights. Carpet. steel undermount sink. Espresso wood-floors.

Bedroom #3 – Large back north-facing bedroom fits a gueen **Powder Room** – Beautifully remodeled powder room (2018) or king bed. Two double-paned windows and cordless pullwith au-courant decorative pineapple motif wallpaper. Beautiful down blackout shades. Fan with 4 lights. Large double-door closet. Carpet.





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UPPER LEVEL

Hall/Laundry – Exposed brick wall leading up wide set of stairs. Recessed lighting. LG stacked washer/dryer in upper hallway.

Owner's Bedroom Suite – See the sunrise from your king-sized bed! Light-filled bow-front window and crown molding. Roller shades for privacy. Recessed lighting and tall ceilings. Huge walk-in closet with Container Store closet system. Carpet.

- Owner's En-Suite Full Bath #1 Standing stall shower with glass doors and ceramic tiled shower surround with decorative tiling. Double-sink vanity with granite counter and porcelain undermount sinks with stainless steel fixtures. Large mirror above cabinet and triple sconce. Recessed light over shower. Vent fan.
- Office/Den Nook at top of stairs with east-facing double-

Hall Bathroom #2 - Deep soaking tub perfect for relaxation or