

**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 ½ 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.

COMPASS



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**H** Homes with Casey Team  
 You deserve a better experience,  
 and who you work with matters.

**1309 Fairmont Street NW #B**

Columbia Heights

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

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### EXTERIOR

**Front Exterior** – Shared, fully gated and landscaped front yard 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 with modern stainless pulls and under-counter lighting with spacious eat-in breakfast island with room for three chairs. Solid quartz counters with beautiful veining. Bosch side-by-side refrigerator with water and ice dispenser, gas range and dishwasher. Plug-in microwave conveys. Stainless vent hood. Modern but rustic take on subway tile backsplash echoes exposed brick stairwell. Three double-paned windows with blinds and glass-pane door to back deck. Modern Venetian glass pendant lights above island (see color change when on or off!) and additional flush mount track light fixture. Deep stainless steel undermount sink. Espresso wood-floors.

**Powder Room** – Beautifully remodeled powder room (2018) with au-courant decorative pineapple motif wallpaper. Beautiful

wooden sink bowl over vanity cabinet with quartz counter oil-rubbed bronze fixture. Glass ledge over toilet. Edison-bulb triple-sconce. Vent fan. Ceramic tile flooring.

### 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-paned window with blinds. Recessed lighting. Espresso wood floors.

**Hall Bathroom #2** – Deep soaking tub perfect for relaxation or kids' bath-time with ceramic tile surround. Espresso bathroom vanity with granite counters, stainless fixtures and porcelain sink. Large mirror with double-sconce above. Recessed light above tub. Vent fan. Ceramic tile floor.

**Bedroom #2** – Good-sized bedroom with large walk-in closet could easily fit a queen bed. Double-paned window. Ceiling fan with lights. Carpet.

**Bedroom #3** – Large back north-facing bedroom fits a queen or king bed. Two double-paned windows and cordless pull-down blackout shades. Fan with 4 lights. Large double-door closet. Carpet.