

The Hometown Touch

2639 15th Street, NW B-2

Washington, DC 20009

"The Flats at The Meridian Condominium"



Welcome to this updated 1BR/1BA condominium in desirable Columbia Heights. The apartment features an open floor plan and includes amenities such as granite countertops, stainless steel kitchen appliances, living room with oversized window, an updated bathroom, recessed lighting, generous closet space, and easy-care laminate flooring. Another wonderful feature is the in-unit washer/dryer. There is plenty of street parking (reserved parking spaces come available occasionally to rent in the building lot) and one storage unit conveys to the new owner.

An incredibly valuable feature is the proximity to Metro and the many shops and restaurants of Columbia Heights, Adams Morgan, and the U-Street corridor. Imagine the many lifestyle advantages of walking to outdoor dinner and a movie....and night life....on a pleasant fall evening. The neighborhood market is less than a block away. And Starbucks, Target, Harris Teeter, and fabulous Meridian Hill Park are only minutes away.

The intimate, boutique building is a well-run condominium consisting of 4 floors and approximately 22 units. There is an outdoor common-area patio with a BBQ grill. The building is pet-friendly (with board approval) and is FHA approved. Welcome, enjoy your visit, and see why this is an excellent value in today's real estate market.



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Floor Plan and Amenities:

- ◆ Entrance Foyer with large storage closet and recessed light.
- ◆ Living Room/Dining Room has large windows, recessed lighting, and opens to the kitchen.
- ◆ Kitchen with wood cabinetry, granite countertops, tile backsplash, stainless steel appliances (GE gas stove, GE dishwasher, GE microwave, Summit commercial refrigerator), stainless steel sink with disposal, recessed lights, and opens to living/dining room.
- ◆ Bedroom has walk-in closet with adjustable shelving and ceiling fan with light.
- ◆ Full Bath has shower with sliding glass doors, vanity with additional shelf area, oversized mirror, light fixture, tiled walls and window.
- ◆ Laundry Closet with Asko stacked, stainless steel washer and dryer and storage shelving.
- ◆ Two LG (neo plasma) wall units for heating and air conditioning with remote controls.
- ◆ Double pane, vinyl clad windows, recessed lighting, and easy-clean laminate flooring.
- ◆ Additional storage unit in basement level off of laundry room (Room #1, Unit #2).
- ◆ Exterior patio area with BBQ grill. Secured front door with key fob entry. Packages placed inside (in lobby area).
- ◆ Ample street parking on quiet 15th street and numerous bus routes along 16th street.
- ◆ Only 1/2 block away from the neighborhood convenience store and fabulous Meridian Hill Park. Minutes to the Columbia Heights Metro, Starbucks, Target, (3) grocery stores, shopping, restaurants, and the nightlife of Adams Morgan and U-Street.

List Price: **\$288,000**

Building: **Built in 1954**

Living Space: **531 sq ft**

Condo Fee: **\$334.00 per month (see below)**

Storage Unit: **Room #1, Unit #2**

Taxes: **\$2,445.19 (estimated)**

**Condo Fee includes water, sewer, trash and snow removal, master insurance policy, common area maintenance, professional property management, reserve fund, party room, laundry facilities, and storage rooms.*



****Information is deemed reliable but not guaranteed. Please verify, if critical****



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