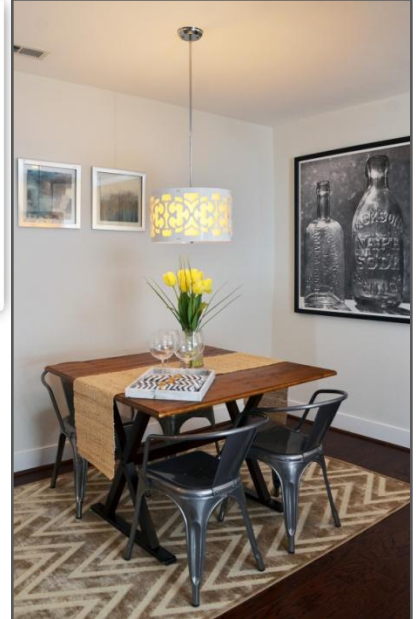




The Banner
2145 N Street, NW #1





Old world charm meets contemporary living in this spacious one bedroom English basement condo with private, terraced garden oasis. Tucked away on a tree-lined one way street, this historic row home benefits from an ideal location offering easy access to Dupont Circle and all that this popular neighborhood offers plus nearby tennis courts, park, and swimming pool. Unit #1 boasts:

- ❖ Two-tiered PRIVATE outdoor retreat unique to 2145 N and certain to be the envy of your friends
- ❖ Contemporary open floor plan ideal for entertaining
- ❖ Modern amenities including wood floors, stainless steel appliances, granite counters, and recessed lights
- ❖ 3-sided window box with custom-built chaise-like bench (the perfect spot to read a favorite book and large enough to sleep a guest)
- ❖ Chef's kitchen with gas cooking, long granite breakfast bar, loads of counter space for slicing and dicing, plus ample storage for all those knives and cutting boards.
- ❖ True bedroom with full-size WINDOW, individually-controlled bedside sconces, and double closet
- ❖ Upgraded bathroom with granite-topped vanity, subway tile bath surround, and soaking tub with JETS
- ❖ Abundant storage including coat closet, deep utility closet, and double-wide BR closet. PLUS loads of bonus storage brilliantly hidden under window bench
- ❖ In-unit washer/dryer
- ❖ Wired for cable
- ❖ Central air-conditioning

This renovated condo is in *The Bauer*, a 3-unit row home built in 1880 and located close to the corner of 22nd and N streets. *The Bauer* is a pet-friendly building with no rental restrictions.



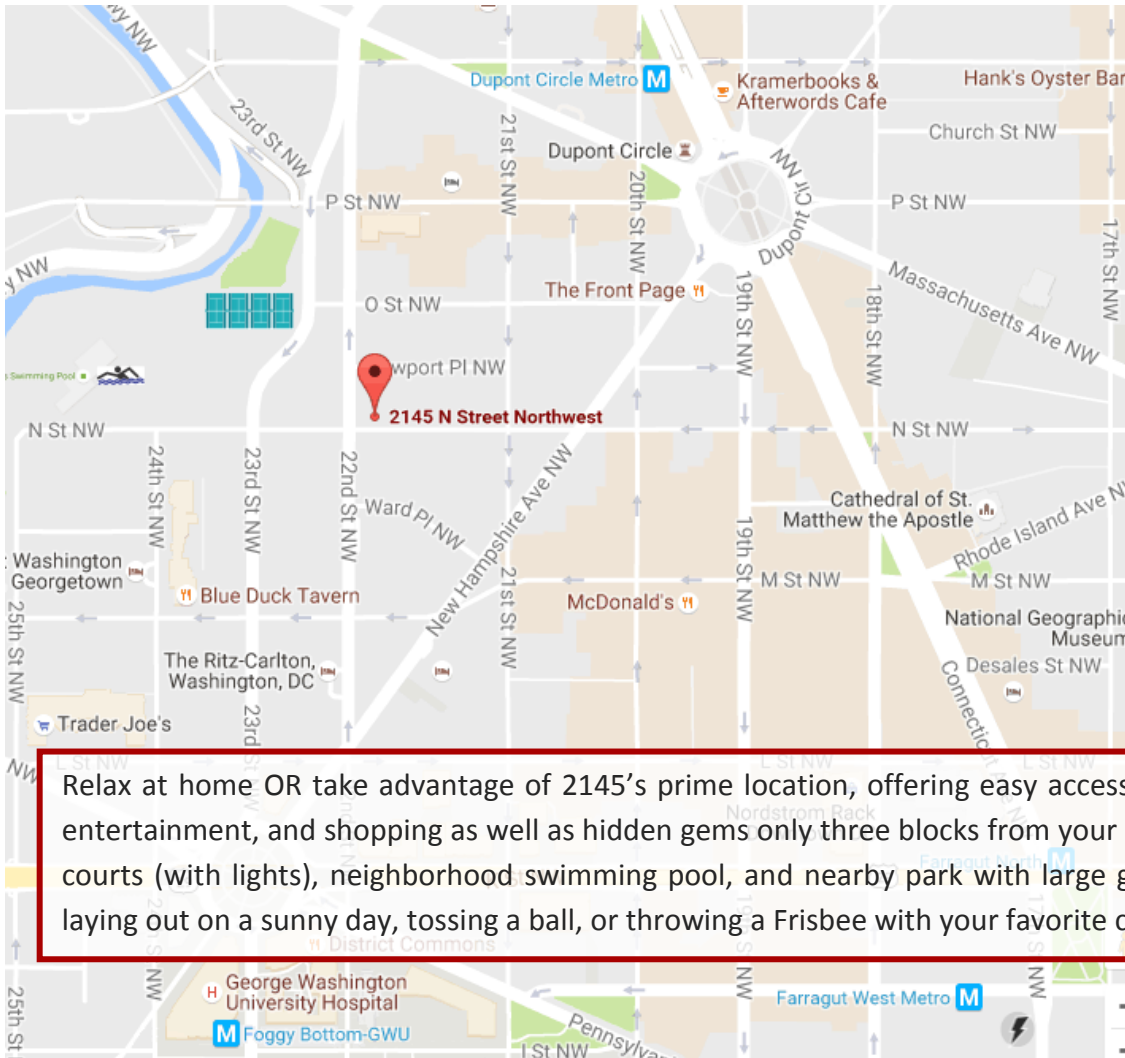
List Price: \$435,000

Condo Fee: \$198

Taxes: \$3,493 (2015)

Living Area: 623 sq. ft.

Information deemed reliable but not guaranteed.



Restaurants:

- Starbucks (1 block)
- Firefly (2.5 blocks)
- Blue Duck Tavern (2.5 blocks)
- Soho Tea and Coffee (3 blocks)
- Rasika West End (3 blocks)
- Bagels Etc (3.5 blocks)
- Marrakesh P Street (3.5 blocks)
- Urbana (3.5 blocks)
- Obelisk (4.5 blocks)
- Pizzeria Paradiso (5 blocks)

Grocery:

- Trader Joes (4 blocks)

Relax at home OR take advantage of 2145's prime location, offering easy access to the best restaurants, entertainment, and shopping as well as hidden gems only three blocks from your doorstep including tennis courts (with lights), neighborhood swimming pool, and nearby park with large green clearing perfect for laying out on a sunny day, tossing a ball, or throwing a Frisbee with your favorite canine.