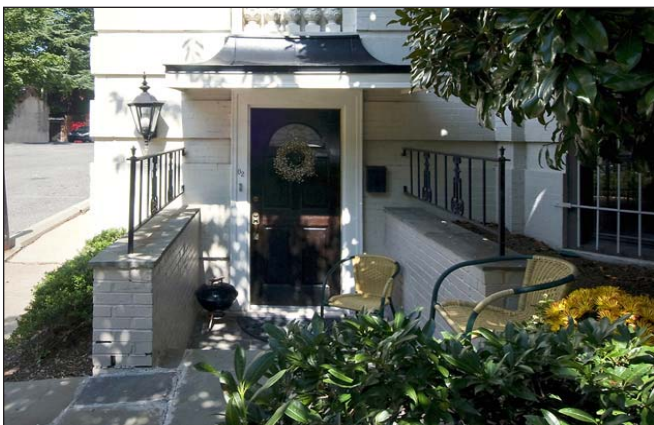




2205 California Street NW #2 • WASHINGTON, DC 20008
Offered at \$720,000



Do not miss this rare opportunity to call this stunning and spacious (over 1,400 sq. ft.) three bedroom, two full bath Kalorama condominium home. It combines the best of old-world charm with modern amenities. This home features an ideal location, a private entry including flagstone patio and lush plantings as well as an open, airy living area perfect for entertaining. PLUS be the envy of your Kalorama neighbors -- enjoy care-free off-street parking just steps from your front door.

STUART & MAURY, INC.

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Bethesda, Maryland 20814

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EXCELLENT LOCATION

- In the historic Kalorama neighborhood
- Steps to great restaurants and boutique shops of Dupont Circle, Woodley Park, Adams Morgan, and Georgetown
- Easy access to jogging trails along Rock Creek Park, National Zoo, and playground and gardens of Mitchell Park
- Only a short walk to red line METRO (both Dupont Circle and Woodley Park stations)

COMBINING THE BEST OF MODERN AMENITIES AND OLD WORLD CHARM

- Historic Beaux Arts building, considered one of D.C.'s Best Addresses
- Updated stainless steel appliances and granite countertops
- Wood floors
- Recessed lighting

AND MORE

- Spacious (1448 sq ft) living area with open floor plan
- Private entry includes flagstone patio and lush plantings
- Feels like living in a house with three exposures offering natural light at different times of day
- Large master bedroom with more than enough room for a king bed and large nightstands; includes his and her closets
- Two updated full bathrooms (bath tub and standing shower)
- Stainless steel dishwasher, stove/oven (gas cooking), and microwave
- Plenty of closet space (double foyer closet, linen closet, and large closets in each of three bedrooms)
- Three large bedrooms – no dinky den here
- Central air-conditioning and heating
- Washer and dryer
- Parking space conveyed and can be rented if unneeded
- Super low condo fee of \$441