

The Hamilton

1418 W STREET, NW #302
WASHINGTON, DC 20009
\$369,000



Wow! This plush, oversized 1BR/1BA U Street condo with balcony is now available for sale! The uniquely redone unit features custom paint throughout, hardwood floors, many custom track lights on dimmers, extra large windows in every room to make it exceptionally light & bright, Washer/Dryer, central heating & air conditioning and custom plantation shutters and blinds.

The bathroom features full-height marble tile, a large pedestal sink, a huge custom mirror, window and designer lighting!

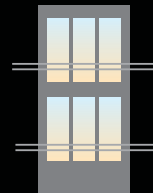
The Gourmet kitchen with breakfast bar has custom Cherry-finished cabinetry, exotic granite counter tops, Frigidaire Professional Series stainless appliance package to include gas cooking, extra large stainless under mount sink, hardwood flooring and designer track lighting.

The bedroom offers two extra large closets for clothes and storage, wall-to-wall carpet, and access to the huge balcony.

This boutique, pet-friendly building was redone in 2006 with all the modern updates current buyers want to include an elevator and an updated lobby.

The unrivaled U Street location is just a block or two to the Metro, Starbucks and the hot shops, galleries, and restaurants of U Street. What everyone wants! Truly a MUST SEE!

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C E R T I F I E D



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Information deemed reliable but not guaranteed.



Entry



Living Room



Living Room



Kitchen Breakfast Bar



Granite Counters



Stainless Steel Appliances



Bedroom



Extra-large Closets



Walk-out to Balcony



Full Bathroom



Huge Balcony

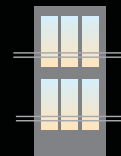


City Views!

Property Facts

Taxes (2009)	\$3,010.00
Condo Fee	\$321.19
Tax ID	0203/2014
Year Renovated	2006
Parking	Street
Square Footage	*Please measure; Builder stated 700 sq ft, tax records state 612 sq ft. FEELS MUCH LARGER!
Pets	Adored

*Taxes included here are the Seller's and are not a guarantee of what the Buyer may pay.
 *Square footage is approximate, please measure for accuracy.



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