



Dan Melman

W.C. & A.N. Miller Realtors – A Long & Foster Co.

Offering Summary

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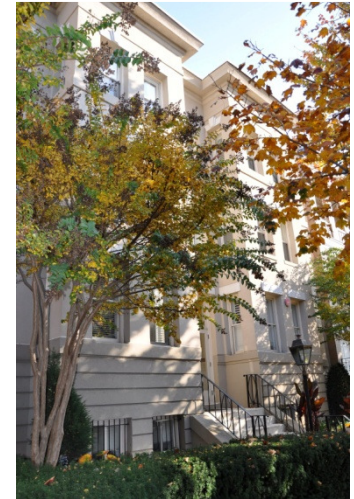
202.841.8353

Welcome to *The Lexington*

1721 21st Street NW #T-1
Washington, DC 20009

Offered at \$319,000

This luxurious one bedroom condominium features hard wood floors in entertaining areas, granite floors in the designer kitchen, western exposures, and a gas fireplace with mantel and marble surround. Located just blocks from metro, restaurants, shopping, museums, places of worship, fitness clubs, and the best of sophisticated city living, this unit makes a perfect starter-home or pied a tier.



Great Room/Living Room and Dining Room

- Hardwood floors.
- Recessed lighting
- Gas fireplace with designer mantle and marble surround and hearth
- Deep window wells
- Bench seating detail around exterior wall
- Distinctive living room and dining area

Kitchen

- Contemporary white cabinets with ample storage
- Granite floors
- Gas oven, dishwasher, built-in microwave, refrigerator, disposal
- Recessed lighting

Bedroom

- Berber-style carpeting
- Recessed lighting
- Closet with ample storage
- Custom built-in wall unit

Bathroom

- Ceramic tile floor
- Vanity with porcelain sink

Other

- Washer/dryer
- Storage unit
- Low condo fees
- Gas heating and water. Central air
- Digital security system
- Window treatments
- Small pets are allowed
- LOCATION! LOCATION! LOCATION!

Additional Information/Legal

Condo Fee: \$173 per month
Proposed 2010 Taxable Assessment \$332,760. Projected annual taxes with homestead: \$2,255
Square and Lot: 0092/2001
Size: approx. 600 sq. ft.
MRIS: DC7208547

Additional information

Seller reserves right to accept or reject any offer. Preference will be given to offers that contain a minimum of contingencies. Dan Melman represents the seller in this transaction. Information is believed to be accurate but is not guaranteed.

W.C. & A.N.
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