

# The Metro

1444 Church Street NW #309  
Washington, DC 20005  
\$699,000

A PN Hoffman Classic... The Metro at 1444 Church St NW, providing unparalleled convenience, finishes and LOCATION as spectacular super-chic, contemporary living.

Residence #309 at The Metro offers shy of 1000 square feet of uniquely AWESOME loft style living. Within is a 2 bedroom plus 2 full bath loft style utopia. Large picture windows accent the 10 feet concrete ceilings and exposed ductwork. PN Hoffman signature finishes abound, using Kohler fixtures, accent lighting, 16" ceramic tiling and barn door access to the master bedroom. An open flow floor plan lends an airy and spacious feeling of comfort and relaxation. Moreover this unit features an approximate 50 sq ft private balcony providing peaceful outdoor tranquility.

With ample and pleasing maple cabinetry, this Chef's kitchen is bedazzled by stainless under mount sink, granite countertops that coordinate with a matching breakfast island, GE Series stainless steel appliance suite to include gas cooking, pendant and track lighting plus impeccably maintained bamboo wood flooring. In fact the bamboo flooring spans virtually wall to wall, bathrooms being the exception. Two sizeable and spa-like full bathrooms offer 16 inch ceramic tiled surrounds and flooring, designer lighting, Kohler fixtures and polished chrome hardware with maple wood vanities. Additionally, residence #309 is outfitted with spacious walk-in closets for both bedrooms plus full sized stacked GE washer/dryer. There is assigned garage parking (space #M45 on P2) beneath the building, closeby the elevator for ease and convenience.

Addressed only one half block off the lively 14th St Corridor, The Metro residences enjoy easy access to a long list of renown eateries, boutiques, galleries, fitness facilities and so much more. Nestled midway between Logan Circle and DuPont Circle the 14th St Corridor community has it all... Whole Foods, parks, farmers' market and almost every dining fare imaginable. The Metro offers you truly exciting living space within what is arguably DC's most vibrant neighborhood. AN EXCEPTIONAL FIND!

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Information deemed reliable but not guaranteed.  
Neighborhood information from dccoool.com

## NEIGHBORHOOD

**14th Street Corridor** - The 14th Street strip from Rhode Island Avenue to U Street brims with bars, boutiques, galleries and restaurants—many so new, the paint is still drying. While the adjacent parallel streets tend residential, this walkable north-south thoroughfare screams for attention thanks to witty window displays; cacophonous brasseries, coffee shops and concept eateries; and a ceaseless, dreamlike allure the whole length of the way.

## PROPERTY FACTS

Tax ID	0209//2099
Taxes	\$5,062 (tax year 2015)
Year Built	2004
Condo Fee	\$380/month
Sq. Footage	Approx. 960 per tax record
Pets	Pampered & Adored
Parking	Assigned Garage Space #M45
More Info	<a href="http://www.LasterHorsley.com">www.LasterHorsley.com</a>



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