

ADAMS MORGAN AND KALORAMA

Adams Morgan

Known as one of DC's foremost cultural hubs, Adams Morgan is home to an eclectic variety of restaurants, nightclubs, coffee houses, bars, bookstores, art galleries, and unique specialty shops.

Located in close proximity to Rock Creek Park, the neighborhood affords visitors and residents alike easy access to the city's best biking, hiking trails, and more.

Kalorama

Kalorama—Greek for “fine view”—gets its name from a large, classical estate built on one of the city's highest elevations in 1807. Though the estate is gone, the eponymous neighborhood is now home to some of DC's chicest addresses, from diplomatic homes and embassies to Mediterranean, Colonial and Georgian-revival mansions.

Peace and quiet are the rules of this close-knit community, where security is tight around the homes of former President Barack Obama and current presidential advisors Ivanka Trump and Jared Kushner. Its residents—be they ambassadors and diplomats, cabinet secretaries, or C-suite executives—come home to escape. Rather than their high-ranking jobs or social lives, they're more likely to talk about their dogs, children, or parking woes when they meet on Kalorama's sidewalks and parks.



JENN
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TEAM

POTOMAC
COMPANIES

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As one of the top five agent groups in all of DC, The Jenn Smira Team brings over 50 years of combined real estate experience to each transaction. Jenn and her team seamlessly merge savvy negotiating skills, astute diplomacy, and five-star service that is unrivaled in the industry.

Over the years, the team has cultivated a loyal network comprised of previous clients and referrals as they continuously empower both buyers and sellers to achieve their distinct goals. A one-stop shop for all your real estate needs, Jenn's team offers an impressive range of in-house expertise—from marketing and PR prowess, to staging and listing guidance. The team is every client's advocate, working tirelessly until each has found the best home or sold for the highest price.

A founding agent team at Compass DC, Jenn's team employs a high-tech, high-touch approach by harnessing the right tools to drive the best results while remaining trusted advisors at every step of the way. Through a unique blend of local insight and unparalleled market knowledge, The Jenn Smira Team is redefining the real estate process in DC. The results speak for themselves—in 2018 alone, they notched over \$143 million dollars in sales and have been awarded with Washingtonian's Best Agent Platinum Award for four years running.

COMPASS

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1900

BILTMORE

STREET NW

11-UNIT CONDO BUILDING



1900BILTMORESTNW.COM





FIXTURES & FINISHES

Classic black & white marble building foyer

White oak herringbone floors and modern glass framed common stairwells

Fob, video, and keyless entry

White oak herringbone floors in units

Ultracraft cabinetry with custom finishes

Miele appliances, built-in Blomberg fridge, Blanco dark sinks, and Grohe fixtures

Espresso and Calacatta Quartz counters

Luxe European style marble bathrooms with radiant heated floors

LED lighting plan throughout

Mitsubishi mini split hvac systems

Tankless water heaters and in-unit laundry

Pella windows with custom blinds

Two-car garage and extra storage

Common roof deck with sweeping city views

1900 BILTMORE STREET NW

This spring, discover one of DC's finest boutique new construction offerings, courtesy of The Jenn Smira Team and Potomac Construction.

Nestled in the prestigious Kalorama neighborhood, 1900 Biltmore Street NW is the ultimate in luxury living with unparalleled workmanship and modern finishes set over 11 contemporary units — distinguished by thoughtfully executed floorplans, and a remarkable roof deck with sweeping city views.

Just beyond the doors of this bespoke Federal-style condo building, residents will find themselves in a premier location that combines the tranquility of a suburb with the conveniences of city living.

Enjoy easy access to the popular Adams Morgan neighborhood, two metro stops, and a plethora of grocery stores, or take a stroll through scenic Rock Creek Park and sample your way through the area's many eclectic Michelin Star restaurants.

This rare investor opportunity includes a master lease already in place with a national corporate housing firm — currently generating \$37,000 a month with an escalator to \$40,000 a month by year five. Price upon request. Please contact Jenn Smira at Compass, 202.340.7675, for more information regarding this limited opportunity.

