

M Street Flats: Fast-Selling Boutique Condos in Mt. Vernon Triangle

Jeremy Castle | March 15, 2010

Even with only hard-hat construction tours available of M Street Flats, these Mount Vernon Triangle condos are already moving. As of UrbanTurf's tour last week, seven of the ten boutique condominium units in this converted row house were already under contract. As a testament to developer Community Three's recent success selling out another nearby boutique project, The NINE, a number of the contracts signed so far at M Street Flats came from individuals who missed the opportunity to purchase at The NINE.

Living Space

M Street Flats features a mixture of 1BR/1BA and 2BR/1BA open floor plan residences, plus one duplex unit. The kitchens and living rooms are connected and open, with an island offering some separation between them. There are in-unit washer/dryers, and the closets are decently sized. Five of the ten units sport private patios or terraces.

In addition to attractive floor plans, the developer took time with the small details, including bathroom glass tiling and built-in bookshelves. The feeling of the units is modern but understated, making for an attractive juxtaposition with the age of the building itself.

In keeping with Community Three's eco-friendly philosophy, M Street Flats includes a number of green features, including low-flow fixtures, energy-efficient wood-framed windows, Green Seal certified kitchen cabinets, CEE Tier 3 washers and dryers, and recycled sound-absorbing flooring underlay.

Location, Transportation & Parking

M Street Flats is located at 444 M Street NW, at about the halfway point on M between 4th and 5th Streets (map). It is an attractive block of row houses with a diversity of architectural styles on display. The Mt. Vernon Square/Convention Center Metro station on the Yellow and Green Lines is just two and a half blocks away. While technically a block above the northern boundary of Mount Vernon Triangle, future residents of M Street Flats will identify with that neighborhood and be drawn to the new retail in CityVista, including Safeway, Busboys & Poets, Kushi, and Results Gym. (For more on the neighborhood, see UrbanTurf's profile in The Washington Post.)



The building's two available parking spaces are already under contract, so future buyers with cars will have to use on-street parking or make other arrangements. Note that the location is quite well-suited for drivers, especially those who want access to Northern Virginia and Maryland. The on-ramp to 395 South is just a block away, as is New York Avenue (Route 50) heading northeast to Maryland.

Bottom Line

M Street Flats' location would appeal to those who want the lights and pizzazz of the Chinatown/Penn Quarter neighborhood within walking distance, but enjoy coming home to historically interesting architecture on a quiet residential side street. The excellent proximity to Metro will appeal to the carless, while the access to 395 will appeal to drivers (as long as they figure out parking). As a boutique row house conversion, the small number of units ensures that neighbors will know each other and that the condo fees will be kept low because there aren't the pricey bells and whistles of a gym, pool, doorman, etc. The green features of the building will appeal to the environmentally conscious, while in-the-know buyers will be drawn to the up-and-coming developer's reputation for quality and taste.