

YOUR GUIDE TO Moving to Washington DC

By Thomas Kolker



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About

Thomas Kolker

As a fourth generation Washingtonian, Tom's geographical knowledge of the District and the Northern, VA area is unmatched. Tom has become one of the top producing agents in the metro area with more than \$165 million dollars in sales since 2020. Tom has been recognized as the Top Individual Agent - TTR Sotheby's International Realty Downtown office for four years in-a-row. His unrivaled work ethic and 'no pressure' attitude makes for the highest quality client experience and continues to result in repeat customers and referrals. His goals are to achieve yours. Tom currently resides in DC's Capitol Hill neighborhood. Licensed in DC, VA & MD

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Buying A Home In Washington DC

STEP 1

Connect With Me

If we haven't set up a time to meet, reach out now. We'll establish your goals and desires. Assessing your needs and wants is the first and most important step in the home buying process.

STEP 4

Write The Offer

Once you find a property you love, I'll guide you in preparing a competitive offer. We'll consider market conditions, recent comparable sales, and the property's condition. I'll negotiate on your behalf to secure the best possible terms.

STEP 2

Determine Your Budget + Get Pre-Approved

Getting pre-approved for a mortgage is vital prior to beginning your home search. It will give you a clearer idea of your borrowing capacity and help you in your search. A lender can help you determine how much you can afford to spend on a home. I'd be happy to share my list of recommended local lenders.

STEP 5

Under Contract

Once we're under contract, it's crucial to conduct inspections and perform all due diligence. I'll coordinate the inspection process and we'll review the inspection report. I'll guide you through any necessary negotiations with the seller. We'll work through any contingencies stipulated in your contract and ensure financing and closing preparations are taken care of.

STEP 3

Start Your Home Search

We'll set up an MLS search so that you are notified immediately of any properties that come to market. I'll work hard to find homes before they even come to the market. You'll attend open houses and together we'll tour properties.

STEP 6

Settlement

Before the closing, we'll conduct a final walkthrough to ensure the property is in the agreed-upon condition. At the closing, you'll sign the necessary documents, pay the closing costs, and officially take ownership of the property.

Living in Washington DC



I'm here to give you all the details you need to know about Washington DC when considering a move here. In this guide, I've painted a picture of what it's like to live in Washington DC. There are so many lovely things about living here and I'm excited to share them with you.

REASONS PEOPLE MOVE TO Washington DC

Unmatched Career Opportunities

World-Class Culture & Free Museums

Highly Educated, Engaged Community

Diverse & International Population

Green Spaces & Outdoor Access

Dynamic Food & Dining Scene

Proximity to the East Coast

Choosing The Right Neighborhood In Washington DC



When moving to a new city, finding the right neighborhood is just as important as finding the right house or apartment. Consider what matters most to you, like schools, parks, or public transportation. Think about practical stuff too, like commute times, nearby amenities, and safety.

To make your search easier, I've pulled together a list of my favorite neighborhoods and communities in the area.

These areas have a great reputation, offer a high quality of life, and are conveniently located. They have much to offer everyone considering them.

Whether you're looking for top-rated schools, beautiful parks, or a friendly and involved community, you'll find something on this list that catches your eye.

**EXPLORE THE TOP
NEIGHBORHOODS IN
WASHINGTON DC**



Welcome To Capitol Hill



The Capitol Hill neighborhood of Washington, D.C., is an affluent and historic community with a family-friendly atmosphere that many are happy to call home. There is much to love in this neighborhood. Capitol Hill has easy access to downtown and its major attractions, including many parks and several historic landmarks, such as the Capitol Building, Senate, and House of Representatives.

Residents love Capitol Hill's small-town feel within the city. Neighbors here have a strong sense of community and enjoy maintaining its historic charm. Capitol Hill is filled with beautiful row houses, many of which are over a century old, giving the neighborhood a charming, old-world feel. The community is home to various independent shops, upscale restaurants, and green spaces, making it a great place to explore and discover new things. The area is known for its active social lifestyle, where residents enjoy many unique events, recreational opportunities, and high-end shopping and dining.

Capitol Hill offers the best of both worlds: the convenience and energy of city living with the sense of community and quiet of a small town. This neighborhood boasts several parks and green spaces to lounge and play with children or pets. In this social neighborhood, you'll often spot neighbors at various community events, gardens, or local boutiques. Capitol Hill is also known for its family-friendly activities, lively nightlife, and creative arts scene, with several galleries, theaters, and performance spaces.

Welcome To Georgetown



Georgetown is an elegant waterfront neighborhood in Washington, D.C. Nestled along the sleepy Potomac River, this luxurious and historic neighborhood began as a tobacco port town before quickly being designated as a national landmark. Residents enjoy proximity to numerous gourmet dining destinations, upscale shopping, exciting nightlife, and outdoor recreation, all within walking distance.

You'll often find residents outdoors and enjoying the spectacular views of the Potomac River. Georgetown homes are famed for their well-preserved historic architecture, including the classic Federal style, grand estates, and beautiful row houses. The neighborhood has a private and exclusive atmosphere that makes it a sought-after destination for those who appreciate luxury and exclusivity. Georgetown is an unforgettable neighborhood that offers a unique blend of history and luxury, making it a truly one-of-a-kind destination for residents and visitors alike.

From the beautiful architecture that grants Georgetown its signature picturebook feel to the endless entertainment options, this neighborhood offers residents a unique and enjoyable lifestyle. Georgetown's historical significance is a draw to visitors from around the world. This charming community has an international appeal and reflects diverse culinary flavors for all appetites. The Georgetown community is committed to preserving the area's rich history and natural beauty, ensuring it remains both beautiful and authentic.

Welcome To Dupont Circle

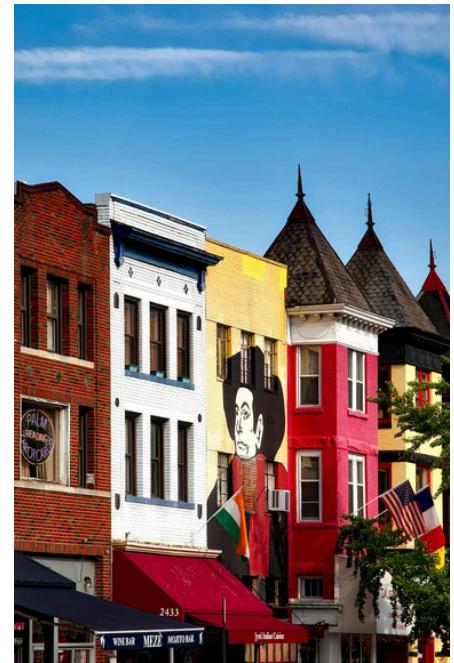


Dupont Circle is a hub of modern cosmopolitan living in Washington, D.C. This eclectic neighborhood draws an international crowd with its many cultural institutions and proximity to nearby Embassy Row. Dupont Circle is beloved for its unique blend of history and modern amenities. Residents love this neighborhood for its vast entertainment offerings, including several events and festivals.

Dupont Circle is highly walkable, with convenient access to an abundance of upscale restaurants, trendy bars, and boutique shops. The area is bustling day and night, with many residents walking and cycling around. Dupont Circle is a beautifully maintained community. Historic row houses dating back to the 1800s still adorn Dupont Circle's charming streets. At the center of this neighborhood is its eponymous landmark park, Dupont Circle Park.

Dupont Circle has an effortless international sophistication and youthful energy that brings out the fun in the everyday. Living in Dupont Circle, residents' social calendars are always full of interesting events, unique entertainment, gourmet dining, and exceptional shopping. Residents in Dupont Circle enjoy a cosmopolitan lifestyle and luxurious services and amenities. Dupont Circle is a lively community that brings together individuals of all backgrounds and ages.

Welcome To Logan Circle



Logan Circle is a hip and trendy neighborhood in Washington, D.C., known for its fun and bustling atmosphere, unique architectural styles, and vibrant community. Logan Circle was originally home to Civil War history and was designed to model the affluent boulevards of Europe. Visitors will find wide streets and charming Victorian row houses reminiscent of popular European capitals.

Today, the Logan Circle area is a popular neighborhood for professionals, artists, and students who are attracted to its walkable layout and abundance of entertainment and nightlife. Residents enjoy shopping at exclusive boutiques and stores on Logan Circle's fashionable 14th Street. The community is strong and active, with many residents enjoying the social scene downtown. Logan Circle is also home to various cultural institutions and museums, which add to the neighborhood's unique appeal.

Logan Circle is a chic and upscale neighborhood that boasts a vibrant and cosmopolitan lifestyle. Residents of Logan Circle enjoy the neighborhood's convenient location, which allows them to explore the city's many amenities. They are often seen walking and cycling around, enjoying the beautiful streets, parks, and historic buildings. The neighborhood's diverse dining and nightlife options are a major draw for residents, who can choose from a wide range of cuisines and atmospheres.



Schools In Washington DC

Top Rated Public Schools

Murch elementary

Mann elementary

Stoddert elementary

Garrison elementary

Hyde-Addison elementary

Maury elementary

Deal Middle School

Washington Latin PCS Middle School

Basis DC

Hardy Middle School

School without Walls High School

Benjamin Banneker High School

Jackson-Reed High School

Basis Upper School

Duke Ellington School of the Arts



Schools In Washington DC

Top Rated Area Private Schools

Sidwell Friends School
Landon School
Georgetown Day School
Georgetown Visitation Preparatory School
Washington International School
Holton Arms
The Potomac School
Georgetown Prep
The Field School
Maret School
Gonzaga College High School
Saint Albans School
DeMatha Catholic High School
Basis Independent McLean

WHERE TO GET DINNER

In Washington DC



01

Capitol Hill

Trattoria Alberto

Caruso's Grocery

Lobby Bar

Rose's Luxury

Sushi Hachi

02

Georgetown

El Canale

Cafe Milano

Bourbon Steak

Villa Yara

Two Nine Sushi

03

Dupont Circle

The Palm

Sushi Taro

Pembroke

Ko

Obelisk

04

Logan Circle

Zepplin

Chaplins

Le Diplomate

Unconventional Dinner

Barcelona



DATE NIGHT In Washington DC

01

Osteria Mozza

3276 M St NW Washington DC 20007

Italian

02

Pastis

1323 4th St NE Washington DC 20002

French

03

Minetta Tavern

1287 4th St NE Washington DC 20002

French

04

St Anselm

1250 5th St Washington DC 20002

Steakhouse

05

Gypsy Kitchen

1825 14th St NW Washington DC 20005

Mediterranean

THE BEST COFFEE SHOPS & BAKERIES

In Washington DC



Coffee Shops

Wine And Butter - Capitol Hill

Dolecezza Gelato & Coffee - Dupont Circle & Downtown

La Colombe Coffee Workshop - Logan Circle & Downtown

Roasting Planet Coffee - Dupont Circle

Bluestone Lane - West End, Logan Circle, Chinatown

Blue Bottle Coffee - Georgetown

Grace Street Roasters - Georgetown & Downtown

Zeke's Coffee - Downtown

Compass Coffee - Georgetown, Downtown, Logan Circle, Dupont Circle

Peregrine Espresso - Capitol Hill

The Coffee Bar - Logan Circle & Dupont Circle

Fresh Baguette - Georgetown & Downtown

Bakery & Cafe

Boulangerie Christophe - Georgetown

Yellow - Georgetown & Union Market

Maman - Georgetown, Downtown, Navy Yard

Daily Provisions - Dupont Circle

Tatte Bakery and Cafe - Georgetown, West End, Foggy Bottom, Dupont Circle, Downtown, East End

Baked & Wired - Georgetown

Levain Bakery - Georgetown

LeBon Cafe - Capitol Hill

Bread Bite Bakery - Logan Circle

Quill & Crumb - Capitol Hill

The Pretzel Bakery - Capitol Hill

THE BEST BAGEL SHOPS
In Washington DC



Bagel Shops

Bullfrog Bagels - Capitol Hill, Union Station

H&H Bagels - Chinatown

Pearl's Bagels - Shaw

PopUp Bagels - Georgetown

Call Your Mother - Capitol Hill, Georgetown, West End, Logan Circle

Buffalo & Bergen - Capitol Hill & Union Market

Bagels Etc - Dupont Circle

Cafe Con Bagel - Georgetown

Einstein Bros Bagels - Glover Park

Your Visit To Washington DC



While I can help you with your home search from afar through virtual showings and zoom calls, many people choose to visit Washington DC. I will arrange showings for you and have also prepared the following recommendations for your stay.

WHERE TO STAY

I recommend staying in Georgetown or Downtown as you'll be centrally located and able to the most of your stay here.

HOTELS:

Four Seasons

The Willard

The St. Regis

Rosewood

The Ritz Carlton

LOCATION & PHONE NUMBER:

Georgetown, 202-342-0444

Downtown, 202-628-9100

Downtown, 202-638-2626

Georgetown, 202-617-2400

Downtown, 202-835-0500

Next Steps

Are you ready to start your home search in Washington DC?

I hope this neighborhood guide was valuable to you as you consider the various neighborhoods in Washington DC. Now that you're more acquainted with the areas that may suit your family, let's choose a time to discuss your goals.

You can schedule a time with me at the link below or give me a call to set up a time.

SINCERELY,

Thomas Kolker

SCHEDULE A TIME TO TALK

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