



first

RESIDENCES

If your annual income is between \$48,650 – \$88,250, you may qualify for special pricing on select units.

See eligibility information on page two for details.

everything starts at first.

FIRST Residences is a 325-unit apartment community, located in the vibrant Capital Riverfront district. By agreement with the D.C. Department of Housing and Community Development, 50 apartments are available as part of the Inclusionary Zoning Program.

APARTMENT FEATURES

- Two signature finish packages
- Soft-close modern cabinetry
- Silestone countertops
- Moveable kitchen islands*
- Stainless steel appliances
- Subway tile backsplashes
- Porcelain tile in bathrooms
- Solar shades
- In-unit Bosch® washers and dryers
- Engineered wood flooring
- Private balconies and terraces*
- USB charging stations
- Ample storage, including walk-in closets, pantry, linen cabinet and coat closet*
- Stadium, river and city views*

COMMUNITY AMENITIES

- State-of-the-art 2,300 sq. ft. fitness center
- Club room with chef's kitchen, coffee bar, TV lounge and computers
- Free WiFi in common areas
- Pet grooming stations
- On-site private garage parking
- Electric vehicle charging stations
- Bike storage and maintenance area
- Oversize washers and dryers
- 24-hour, full-service concierge
- Secure package room with electronic notifications
- 100% smoke-free
- Built to achieve LEED Silver certification

ROOFTOP AMENITIES

- Open-air, stadium-seating viewing area with 80" TV
- Swimming pool and hot tub
- Sundeck with pergolas
- Views into Nationals Park
- Multiple grill stations and dining areas
- Outdoor TV lounge
- Dog park

*in select units



For more information,
call or email
FIRST Residences at:

202-839-3700

FIRSTIZ@McCafferyInterests.com

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RESIDENCES



INCLUSIONARY ZONING APARTMENTS

Income Qualifications & Rent*

STUDIO			
Household Size	Minimum Annual Income	Maximum Annual Income	Rent
1	\$48,650	\$61,750	\$1,380
1 BEDROOM			
1	\$52,400	\$61,750	\$1,419
2	\$52,400	\$70,600	\$1,419
2 BEDROOM			
2	\$62,850	\$70,600	\$1,668
3	\$62,850	\$79,400	\$1,668
4	\$62,850	\$88,250	\$1,668

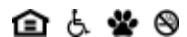
Utilities not included. Amenity fee is \$500. Application fee is \$50. Parking is \$200/month for the first car; \$225/month for a second car.
Pet fee is \$300/pet plus \$60/month for dogs and \$40/month for cats.

For additional details, visit <http://ldhcd.dc.gov/service/inclusionary-zoning-affordable-housing-program>.

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*Pursuant to the DC Inclusionary Zoning Rent Schedule which is subject to change.



TAKE A TOUR TODAY!

202-839-3700

FIRSTDC.COM