

PROFIT AND LOSS ANALYSIS

Applicant: David Benson

Property: 2703 11th Street NW

BZA case number: 18436

Scenario A: Two Dwelling Units

Purchase Price	\$515,000.00*
Project cost for two units	\$598,324.00**
Design fees	\$40,000.00
Permit fees	\$11,984.00
10% construction contingency	\$59,832.00
Total project cost	\$1,225,140.00
Unit 1 projected purchase price	\$790,000.00***
Unit 2 projected purchase price	\$715,000.00***
Total gross sales	\$1,505,000.00
Taxes paid to date	\$20,400.00
Interest paid on loan to date	\$213,000.00
Carrying costs thru construction	\$35,000.00
Condominium conversion tax	\$78,000.00
Closing costs	\$70,000.00
Total expenses	\$416,400.00
Total expenses + Project cost	\$1,641,540.00
Loss	(-\$136,540.00)

* Purchase date December 2006

** Construction costs based upon estimate and contract from Landmark Construction, see Exhibit A

*** Sales costs based upon comps provided by Stages Realtors, See Exhibit B

Scenario B: Three Dwelling Units

Purchase Price	\$515,000.00*
Project cost for three units	\$624,004.00**
Design fees	\$40,000.00
Permit fees	\$12,480.00
10% construction contingency	\$62,400.00
Total project cost	\$1,253,880.00
Unit 1 projected purchase price	\$490,000.00***
Unit 2 projected purchase price	\$590,000.00***
Unit 3 projected purchase price	\$750,000.00***
Total gross sales	\$1,830,000.00
Taxes paid to date	\$20,400.00
Interest paid on loan to date	\$213,000.00
Carrying costs thru construction	\$45,000.00
Condominium conversion tax	\$93,000.00
Closing costs	\$85,000.00
Total expenses	\$456,400.00
Total expenses + Project cost	\$1,577,280.00
Return	\$119,720.00

* Purchase date December 2006

** Construction costs based upon estimate and contract from Landmark Construction, see Exhibit A

*** Sales costs based upon comps provided by Stages Realtors, See Exhibit B

Foundry Architects PLLC
2703 11th Street, NW
Washington, DC 20001

December 17, 2012

Re: Proposal for 2703 11th Street, NW (Project Number #70531)

Dear Participants:

Washington Landmark is pleased to present the enclosed budget (see spreadsheet), and the general conditions for renovation work at the aforementioned project. This proposal is based on information that has been provided.

The total cost for this renovation work at 2703 11th Street, NW Washington, DC; based on this proposal is \$624,004 (Six Hundred and Twenty Four Thousand and Four Dollars).

We must receive a signed copy of this contract before work can begin.

Please contact me if you have any questions or need additional information. We look forward to working with you on this project.

Sincerely,

Karl A. Voglmayr

I hereby contract with Washington Landmark to complete the work described above for project #70531 (written attachment, spreadsheet, and at time of contract acceptance the AIA document A105—2007--Standard Form of Agreement Between Owner and Contractor for a residential or small commercial project). Additions, deletions, and/or modifications to this contract must be agreed to with a separate signature; contract prices will change accordingly.

Agreed to Accepted by: _____ Date _____

Washington Landmark • 4955 Butterworth Place, NW • Washington, DC 20016

**2703 13th Street, NW
Washington, DC 20001**

**Project #70531
December 17, 2012**

GENERAL CONDITIONS

Pricing produced by WLC is the property of WLC and shall not be made available or used in any form by any person or organization, without written consent from WLC.

Owner shall direct all inquiries and requests for additional work through WLC offices and not the field personnel or its subcontractors (Phone: 202/332-2700 fax:202/966-2978 or mobile 202/439-7701/2).

Twenty percent (20%) of the contract value is required at signature. The remaining eighty percent (80%) will be due on mutually agreed points in the project, and on a percentage completed basis.

Any additional work will be handled under a change order to this contract. Any additional work requested outside the scope of work as described in the contract must be in writing and agreed upon by both parties, and will be based on a cost (labor and material) plus Ten percent (10%) markup. A Fifty Percent Deposit is required on all signed change orders.

Work will commence 10 working days after receipt of the signed contract and deposit. (We anticipate starting the first of April). (Working days are Monday through Friday; Saturday and Sunday are optional and do not count towards a "working day"). We anticipate a construction schedule of 180 working days (Federal holidays or closure will not count against the construction schedule). Any additional work will be handled under a change order to this contract. Furthermore, for every additional Two Thousand Five Hundred Dollars of signed changes, an additional 5 working days will be added to this contract.

WLC personnel and its subcontractors are to have scheduled (to be approved by the client) access to the site throughout the duration of the project.

We include removal of debris associated with this project to an off-site location.

Mechanical, electrical and plumbing permits and inspections are included in our proposal. Client will obtain building permit.

We exclude the occupancy permit (not needed for single family residences).

We exclude the testing and inspection of existing utilities.

We exclude the capping, closing, abandonment and/or relocation of existing utilities not shown or anticipated.

**2703 13th Street, NW
Washington, DC 20001**

**Project #70531
December 17, 2012**

We assume the owner will obtain the necessary easements, right-of-way and permissions from adjacent property owners and/or public authorities, including trash pick-up, parking and utilities access, etc.

We exclude charges for permanent power (Pepco charges).

WLC excludes work associated with the removal, relocation or mitigation of hazardous materials, including PCB's, asbestos, etc.

Our price is based on a preliminary vision and is open to change through the selection of materials by the owner. All materials and labor allowances will be documented by presented receipts, which will change the contract value.

All actual units that are counted as "each" on the spreadsheet (if provided) will be verified reviewed and accounted for in an addendum.

All materials will be free from defects, of good quality, and new unless otherwise required or permitted. All materials that have been assigned a "material allowance" must be approved and authorized prior to installation by owner.

The owner will select from standard colors and standard paint (Benjamin Moore is included).

Washington Landmark Construction excludes Builders Risk Insurance, but includes general liability insurance. Also, the owner can be listed as an additional insured on the general liability policy.

Washington Landmark requests **three** complete and labeled sets of keys to the project. Please verify that the locks and keys function.

Existing site utilities do not interfere with the performance of the work.

Allowance items are indicated in the Specification Division of the spreadsheet or as stated.

The owner shall provide at no cost to the Contractor the following: access to water, and power for tools and lighting. The owner shall provide space for storage and staging of materials and equipment.

One-year warranty on all construction work after the substantial completion (when the space is deemed move-in ready by owner or the owner moves in, whichever comes first) date.

**2703 13th Street, NW
Washington, DC 20001**

**Project #70531
December 17, 2012**

Washington Landmark Construction offices will be closed on December 24th (Christmas Eve) and will re-open on January 2nd. These dates will not be counted against the construction schedule.

The entire relation will start, proceed and finish in a spirit of neighborliness and friendliness.

All door, window, tile and paint schedules etc., are to be provided to the contractor in a timely manner.

Washington Landmark Construction requests the right to place a sign at/on the project.

Telephone, Alarm, Cable Television and/or Satellite services to be provided by the owner. This includes the final hook-ups and testing of signal strength and/or picture quality.

Material and services shall be selected thru vendors that are approved by Washington Landmark. If the client wishes to use different vendors of its choosing, responsibility for payment arrangements, will be borne by the client.

Construction bonds are not included.

We have excluded all Pepco Fees.

All exterior Walls to receive one layer of laminated drywall.

This is a full electric building (no gas).

**3900 Watson Place, NW (Apt. #B/C—Building B)
Washington, DC 20016**

**Project #70516
August 31, 2012**

Clarifications/Scope :

We will skim over the textured sound proofing of the ceiling at the living spaces.

The entire parquet floor will be buffed or sanded with a (owner approved) stain sample, maybe a “chestnut” color.

Most doors will remain in place, however eight will be replaced, and we will be replacing the door knobs.

The electrical panel(s) will be consolidated and modernized.

The bathrooms, and kitchen will be completely redone. A master bathroom suite (consisting of two bathrooms---a his and a hers) will be created. The kitchen will be “opened” up so as “view” of the surrounding will be created.

The window treatments are not part of this contract.

We have included a contingency of \$2,500.

2703 11th Street, NW								
Washington, DC 20001								
Dated: 12-17-12								
#70531								
Activities								
	QTY	UNIT	MATS.	LABOR	SUBS	TOTAL	COMMENT:	
1. Demolition/Set up/Clean								
Misc. Demolition	1	LS	0	0	5500	5500		
Hauling (dumpsters-trash)	1	LS	0	0	4500	4500	job duration	
Excavation for Basement	2090	CF	0.2	2.5	0	5643		
Dirt Removal	10	EA	0	0	450	4500		
Dumping Fee + Truck Lease	1	LS	600	600	200	1500		
Remove/Alter Old Electrical	1	EA	0	0	300	300		
Cap/remove pipes	1	LS	0	0	300	300		22243
2. Concrete/Masonry/Structure								
Underpinning	156	LF	50	75	0	19500		
Rebar	1	EA	0	0	2000	2000		
Rebuild Front Stairs + Repour front Walk-way	1	LS	0	0	6000	6000		
Steel Columns	1	EA	500	200	0	700		
Structural elements (Steel W8 x 15)	1	EA	0	0	2500	2500		
Parking Pad	324	SF	7	7	0	4536	Excavation Included	
Concrete (Flat) Pour	710	SF	6	6	0	8520		
Masonry Openings	2	EA	0	0	500	1000		44756
3. Exterior/Sitework								
Water-proof with sump pump	1	EA	0	0	3500	3500		
Final Clean Yard	1	EA	0	0	200	200		
Front Yard Plantings	1	EA	0	0	500	500		4200
4. Floor/Ceiling/Wall/Roof Framing								
Interior Wood Studs 2" x 4"-6"	3800	SF	1.5	1.25	0	10450		
Floor + Ceiling Framing 2"	3825	SF	2	2	0	15300		
Roof Framing	0	SF	3	2	0	0	included	
Plywood subfloor (3/4")	4794	SF	2	1	0	14382		

Bulk-heads/misc. framing	1	LS	0	0	4000	4000		44132
5. Roofing								
Flat Roof-Rubber	1200	SF	3	3	0	7200		
Flat Rubber Roofing (Front)	1	LS	0	0	750	750		
Flashing-Edging	160	LF	7	7	0	2240		
Gutter and Downspout	50	LF	4	6	0	500		10690
6. Siding/Trim								
Exterior Trim at Windows and Doors	35	EA	50	50	0	3500		
Exterior Trim at Rake Board	1	LS	0	0	500	500		4000
7. Exterior Porch + Deck								
Front Rail System	1	EA	0	0	1500	1500		
Repair Deck (New Deck Boards (Trex) + New Rails)	1	LS	0	0	5000	5000		6500
8. Doors/Windows								
Skylight	1	EA	0	0	750	750		
Windows	31	units	550	100	0	20150	MAL	
Exterior Door	6	EA	1500	200	0	10200		
Misc. Hardware	1	LS	1000	0	0	1000	mailslots, door-bumpers,	
Door Hardware	28	MAL	40	35	0	2100		
Entrance Doors	2	EA	0	0	750	1500		
Interior Doors	37	EA	225	100	0	12025		47725
9. Plumbing								
Rough in Plumbing	21	units	250	500	0	15750		
Ground Works	1	EA	0	0	2,000	2000		
Water + Sprinkler Connections @ Street	1	EA	0	0	15,000	15000	MAL	
Sprinkler System	3	EA	0	0	4,000	12000	MAL	
Hot-water Heater	3	EA	500	750	0	3750		48500
Bathrooms								
Bath#1 Sink (Caxton-kohler) + Faucet (Toobi-kohler)	3	EA	278	100	0	1134		
Bath#1 Valve (kohleri) + Drain (Kerdi)	3	EA	500	200	0	2100		
Bath#2 Sink (kohler) + Faucet (kohler)	3	EA	400	100	0	1500		

Bath#2 Valve (kohler) + Tub-Americast-American Standard	3 EA	900	200	0	3300		
Bathroom Toilet (Toto)--guest	3 EA	300	100	0	1200		
Bathroom Toilet (Toto)--master	3 EA	400	100	0	1500		
Toilet Accessories	6 EA	250	200	0	2700	MAL	
Bath Fans--QTXEN110	6 EA	132.5	100	100	1495		
Vanity + Tops--install + coordination	6 EA	50	100	800	5700		
Shower Pan (\$775) Creation	3 EA	775	300	0	3225		
Shower Doors	3 units	1000	50	0	3150		
Medicine Cabinets/Mirror	6 EA	300	50	0	2100	MAL	
Thresholds	3 EA	100	20	0	360	for shower	
Durock	600 SF	1.5	1	0	1500		
Tile (materials)	600 SF	0	0	3600	3600	MAL	
Tile (installation)	600 SF	1	6	0	4200	MAL	38764
10. Heating and Cooling							
HVAC System-(Duct manipulation of existing system + regi	3 MLAL	0	0	12000	36000	includes grills thru-out	
Ducts for fans, dryers, stoves	12 EA	90	60	0	1800		37800
11. Electrical							
Panel Manipulation (Circuits)	4 EA	0	0	1500	6000		
Outlets--Connections--new	140 EA	40	40	0	11200		
Switches (three-ways included)	100 EA	20	50	0	7000		
220 V (Dryer, Stove, H2O, Heater, Compressor)	15 EA	100	100	0	3000		
Dimmers	21 EA	30	5	0	735	non-magnetic	
Fire Alarm	1 EA	0	0	7500	7500	MAL	
ADT Security	3 EA	0	0	100	300	coordination	
CTV or Telephone	10 EA	50	50	0	1000		
Doorbells	3 EA	100	100	0	600		
Smoke Detectors	12 EA	50	50	0	1200		38535
Lighting:							
Lighting Material Allowance (surface):	30 MAL	75	0	0	2250		
Lighting Material Allowance (recessed):	90 EA	200	0	0	18000		
Install of all lighting	120 EA	30	50		9600		29850
12. Insulation							

R-38 at roof + between tenant space ceiling	3294 SF	1	1	0	6588		6588
Wall Insulation--R-19 + Floors	1 LS	0	0	above	0	None Contemplated	
13. Interior Walls/Ceilings							
Drywall Walls	8,696 SF	0.6	0.65	0	10870		
Drywall Ceilings	5000 SF	0.6	0.7	0	6500		19370
Plaster Repairs/point-up at upstairs HVAC repair etc.	1 LS	0	0	2000	2000		
14. Millwork and Trim							
Hand Rails	1 LS	0	0	1000	1000		
Interior Baseboard	1000 LF	5	2	0	7000		19000
Door Openings and Window (casing)	110 Sides	60	40	0	11000		
15. Kitchen/Cabinets/Appliances							
Counter	3 EA	0	0	2500	2500	coordination	
Ikea Kitchens	3 EA	2000	1000	0	9000		
Appliances R= \$1000/Stove= \$1200/DW=\$800/MW= \$600	3 EA	4600	250	0	14550	W/D=\$1000	
Backsplash Tile	75 SF	10	10	0	1500		
Sinks + faucet and disposal	3 EA	700	200	0	2700		30250
16. Floor Covering/Stairs							
Staircases	2 EA	0	0	1500	3000	new treads and risers	
Basement Tile	1018 SF	5	5	0	10180		
New Hardwood Floors	3400 SF	4	4	0	27200		40380
17. Painting							
Interior painting--Basement	1 MLAL	0	0	3000	3000		
Interior painting--First Floor	1 EA	0	0	3000	3000		
Interior painting--Second Floor + Mezzaine	1 EA	0	0	4500	4500		
Exterior Painting	1 EA	0	0	3500	3500		14000
18. Specialities							
Closet Rods and Shelves	100 MLAL	10	10	0	2000	Chrome Rods/Plywood Pa	
Rear Fence	36 LF	10	10	0	720		
Garage Door	1 EA	0	0	10000	10000	MAL	12720

Sub-total						520003		520003
Overhead (8%) and Profit (12%)						104000.6		
Grand Total:						624003.6		

EXHIBIT B

Condo Conversion	
Two-Unit Conversion	
Unit #1	\$790,000 +/- \$20k
Unit #2	\$715,000 +/- \$20k
Total Sales	\$1,600,000 +/- \$40k
Three-Unit Conversion	
Unit #1	\$490,000 +/- \$20k
Unit #2	\$590,000 +/- \$20k
Unit #3	\$775,000 +/- \$20k
Total Sales	\$1,855,000 +/- \$60k

As-Is	
Potential Sale Price	\$550,000-\$600,000

Condo Sales within .75 Mile Radius Within Past 4-Months			
Address	Price	Size	\$/sq ft
1421 Chapin St #32	\$590,000	1112	\$531
1120 Euclid St #PH3	\$805,000	1756	\$458
1300 Belmont St #401	\$445,000	733	\$607
1449 Harvard St #2	\$550,000	1150	\$478
1449 Harvard St #4	\$435,000	700	\$621
1449 Harvard St #5	\$440,000	800	\$550
1449 Harvard St #6	\$691,500	1200	\$576
1449 Harvard St #7	\$684,000	1200	\$570
1435 Chapin St #207	\$488,000	1000	\$488
1341 Irving St #B	\$680,000	1298	\$524
3004 13th St #3	\$670,000	1650	\$406
1449 Harvard St #	\$360,000	650	\$554
1321 Euclid St #402	\$490,000	1100	\$445
1341 Euclid St #A	\$610,000	1310	\$466
1341 Euclid St #D	\$775,000	1300	\$596
1103 Park Rd #8	\$680,000	1161	\$586
			\$/sq ft High
			\$621
			\$/sq ft Low
			\$445
			Ave. \$/sq ft
			\$529

**Dock Conveys:** Vacation: No**Water Front/View/Access:** //

Remarks: A GREAT OPPORTUNITY AT AN AMAZING PRICE! Penthouse entertainer's delight! Sun drenched 2bd + den w lofted ceilings, chef's kitchen, hwd floors, fireplace, surround sound everywhere, private rooftop retreat w view of Washington Monument!! Steps to U St Corridor, Meridian Hill Park, bus/metro. Low condo fee incl deeded parking. Bring your pickiest buyers!

Directions: 15th St to right on Chapin, second to last building on left.**1421-1423 CHAPIN ST NW #32, WASHINGTON, DC 20009-4510****List Price:** \$599,000**Contr Date:** 29-Jul-2012**Adv. Sub:** U STREET CORRIDOR**Type:** Garden 1-4 Floors**Model:****BR:** 2 **FB:** 2 **HB:** 0**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer**Park:** Assigned, Prk Space Cnvs, Surface**Const:** Brick, Concrete/Block**Showing Information:** 24 Hour Notice, Call 1st-Pet, Call 1st-Showing Service, All Days, 10 AM - 7 PM**Showing Contact:** Centralized Showing CSS**Company:** Long & Foster Real Estate, Inc., LNG1**List Agent:** Melinda Estridge**Own:** Condo, Sale**Close Date:** 14-Sep-2012**Style:** Beaux Arts**#Lvls:** 2**#Fpls:** 1**Basement:** No**Total Taxes:** \$4,454**Close Price:** \$590,000**ADC Map:** 1A1**Area:****Acres:** **Yr Blt:** 1900**# Gar/Cpt/Assgn:** //1**List Date:** 27-Apr-2012**H:** (866) 891-7469**O:** (301) 907-7600 **F:** (301) 907-6610**H:** (301) 657-9700 **O:** (301) 657-9700**C:****MLS#:** DC7828584**Status:** SOLD**Subsidy:** \$0**Gr Rent:****HOA:** **C/C:** \$371**Tax Living Area:** 1,112**Upd Date:** 15-Sep-2012**DOMM/DOMP:** 86/86**Dock Conveys:** Vacation: No**Water Front/View/Access:** //

Remarks: *OPEN Sat/Sun 1-4pm*. Brand new and fabulous true 2BR/2BA + Den 3 lvl in a boutique 3 unit building. Completely new inside w/Beautiful finishes. Gourmet kitchen, stainless steel appliances. ROOF DECK!, 3 sides of windows, great open space and on-site parking INCLUDED! Perfect location just blocks to Columbia Hts & U St metro stations. Capitol Dome view! More info and plans www.capcityre.com

Directions: Entrance on Euclid Street NW at the corner of 12th Street NW.**1120 EUCLID ST NW #PH 3, WASHINGTON, DC 20009****List Price:** \$759,000**Contr Date:** 27-Jun-2012**Adv. Sub:** COLUMBIA HEIGHTS**Type:** Semi-Detached**Model:****BR:** 2 **FB:** 2 **HB:** 0**Heat/Cool/Wtr/Swr:** Forced Air/Nat Gas Avail/Central A/C/Electric/Public/Public Sewer**Park:** Assigned, Surface**Const:** Brick**Showing Information:** Call 1st-Showing Service, Show Anytime, Vacant, All Days, Other - Other**Showing Contact:** CSS CSS**Company:** Stages Premier, SRMD1**List Agent:** Anthony Bozzi**Own:** Condo, Sale**Close Date:** 24-Aug-2012**Style:** Victorian**#Lvls:** 3**#Fpls:** 0**Basement:** No**Total Taxes:****Close Price:** \$805,000**ADC Map:** SEE MAP**Area:****Acres:** **Yr Blt:** 1910**# Gar/Cpt/Assgn:** //1**List Date:** 21-Jun-2012**H:****O:** (202) 449-8657 **F:** (202) 449-8657**H:** (202) 421-4120 **O:****C:** (202) 421-4120**MLS#:** DC7870001**Status:** SOLD**Subsidy:** \$0**Gr Rent:****HOA:** **C/C:** \$279**Tax Living Area:****Upd Date:** 27-Aug-2012**DOMM/DOMP:** 6/6**Dock Conveys:** Vacation: No**Water Front/View/Access:** //

Remarks: ABSOLUTELY GLORIOUS PANORAMIC VIEW OVER CITY, Capitol and Washington Monument -- from this SPACIOUS Top Floor Terrace!! AND DEEDED PARKING SPACE!! WONDERFUL Urban Chic Flat - Top Floor and STUNNING! TWO BEDROOMS! FABULOUS Kitchen with Large Granite Breakfast Bar/Island & Stainless Appliances. VERY High Ceilings! Steps to U Street Corridor and METRO! Washer/Dryer in Unit. Open Sunday 7/29 1-4

Directions: From U, north on 13th, left on Belmont, property on corner on left.**1300 BELMONT ST NW #401, WASHINGTON, DC 20009-4802****List Price:** \$459,000**Contr Date:** 29-Jul-2012**Adv. Sub:** COLUMBIA HEIGHTS**Type:** Attach/Row Hse**Model:****BR:** 2 **FB:** 1 **HB:** 0**Heat/Cool/Wtr/Swr:** Forced Air/Electric/Central A/C/Electric/Public/Public Sewer**Park:** Drvwy/Off Str**Const:** Brick**Showing Information:** Lockbox-Sentrilock, Show Anytime, Vacant, All Days, -**Showing Contact:** Vacant Vacant**Company:** Cranford & Associates, CRN1**List Agent:** Judy Cranford**Own:** Condo, Sale**Close Date:** 20-Aug-2012**Style:** Federal**#Lvls:** 1**#Fpls:** 0**Basement:** No**Total Taxes:** \$3,188**Close Price:** \$445,000**ADC Map:** 5528 E3**Area:****Acres:** **Yr Blt:** 1920**# Gar/Cpt/Assgn:** //**List Date:** 12-Jul-2012**H:****O:** (202) 471-4100 **F:** (202) 471-4107**H:** (202) 256-6694 **O:** (202) 471-4100 **C:** (202) 256-6694**MLS#:** DC7883879**Status:** SOLD**Subsidy:** \$0**Gr Rent:****HOA:** **C/C:** \$278**Tax Living Area:** 657**Upd Date:** 30-Nov-2012**DOMM/DOMP:** 17/17**Dock Conveys:** Vacation: No**Water Front/View/Access:** //

Remarks: Harvard Row is a new conversion of a hundred-year-old mansion into seven beautiful condos. Unit #2 has 2 levels, 2 bedrm+den/2.5 baths with balcony & 150 sq ft patio. Finishes included marble tile bathrooms, Kitchenaid appl, open living/dining rm as well as historic elements. Located in vibrant Columbia Heights, you can easily walk to Metro, shops, restaurants & more! Open Sun 1-3p (7/22)

Directions: Take 15th north from Downtown to right on Harvard Street, then go to 1449 on the left side.**1449 HARVARD ST NW #2, WASHINGTON, DC 20009****List Price:** \$549,900**Contr Date:** 18-Jul-2012**Adv. Sub:** COLUMBIA HEIGHTS**Type:** Attach/Row Hse**Model:****BR:** 2 **FB:** 2 **HB:** 1**Heat/Cool/Wtr/Swr:** Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic, Public Sewer**Park:** Street**Const:** Brick**Showing Information:** Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 9 PM**Showing Contact:** Dwight Mortensen**Company:** Coldwell Banker Residential Brokerage, CBRB**List Agent:** Dwight Mortensen**Own:** Condo, Sale**Close Date:** 31-Aug-2012**Style:** Victorian**#Lvls:** 2**#Fpls:** 0**Basement:** No**Total Taxes:****Close Price:** \$550,000**ADC Map:** XXXX**Area:****Acres:** **Yr Blt:** 1896**# Gar/Cpt/Assgn:** //**List Date:** 13-Jul-2012**H:****O:** (202) 361-4400 **F:** (202) 387-6185**H:** (202) 361-4400 **O:** (202) 387-6180 **C:** (202) 361-4400**MLS#:** DC7885346**Status:** SOLD**Subsidy:** \$0**Gr Rent:****HOA:** **C/C:** \$200**Tax Living Area:****Upd Date:** 04-Sep-2012**DOMM/DOMP:** 7/7



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Harvard Row is a new conversion of a hundred-year-old mansion into seven beautiful condos. Unit #4 & 5 have 2 bdrm/2 bath with balcony and includes marble tile bathrooms, Kitchenaid appl, open living/dining rm as well as historic elements. Located in vibrant Columbia Heights, you can easily walk to Metro, shops, restaurants & more! Open Sun 1-3p (7/22)

Directions: Take 15th north from Downtown to right on Harvard Street, then go to 1449 on the left side.

1449 HARVARD ST NW #4, WASHINGTON, DC 20009

List Price: \$429,900 **Own:** Condo, Sale
Contr Date: 22-Jul-2012 **Close Date:** 31-Aug-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse **Style:** Victorian
Model: **#Lvls:** 1 **#Fpls:** 0
BR: 2 **FB:** 2 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic, Public Sewer
Park: Street
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Dwight Mortensen
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: David Bediz

Total Taxes: **MLS#:** DC7885366
Close Price: \$435,000 **Status:** SOLD
ADC Map: XXXX **Subsidy:** \$0
Area: **Gr Rent:**
Acres: **Yr Blt:** 1896 **HOA:** **C/C:** \$151
Tax Living Area:
Gar/Cpt/Assgn: // **Upd Date:** 15-Sep-2012
List Date: 13-Jul-2012
DOMM/DOMP: 10/10
H: (202) 361-4400 **O:** (202) 387-6180 **F:** (202) 387-6185
C: (202) 352-8456



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Harvard Row is a new conversion of a hundred-year-old mansion into seven beautiful condos. Unit #5 has 800 sq ft, 2 bdrm/2 bath with bay window and includes marble tile bathrooms, Kitchenaid appl, open living/dining rm as well as historic elements. Located in vibrant Columbia Heights, you can easily walk to Metro, shops, restaurants & more! Open Sun 1-3p (7/15)

Directions: Take 15th north from Downtown to right on Harvard Street, then go to 1449 on the left side.

1449 HARVARD ST NW #5, WASHINGTON, DC 20009

List Price: \$449,900 **Own:** Condo, Sale
Contr Date: 20-Jul-2012 **Close Date:** 31-Aug-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse **Style:** Victorian
Model: **#Lvls:** 1 **#Fpls:** 0
BR: 2 **FB:** 2 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic, Public Sewer
Park: Street
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Dwight Mortensen
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: Dwight Mortensen

Total Taxes: **MLS#:** DC7885382
Close Price: \$440,000 **Status:** SOLD
ADC Map: XXXX **Subsidy:** \$0
Area: **Gr Rent:**
Acres: **Yr Blt:** 1896 **HOA:** **C/C:** \$151
Tax Living Area:
Gar/Cpt/Assgn: // **Upd Date:** 04-Sep-2012
List Date: 13-Jul-2012
DOMM/DOMP: 1/1
H: (202) 361-4400 **O:** (202) 387-6180 **F:** (202) 387-6185
C: (202) 361-4400



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Harvard Row is a new conversion of a hundred-year-old mansion into seven beautiful condos. Unit #6 has tall ceilings, 2 levels, 2 bdrm/2.5 baths & 450 sq ft patio w/wet bar. Finishes included marble tile bathrooms, Kitchenaid appl, open living/dining rm as well as historic elements. Located in vibrant Columbia Heights, walk to Metro, shops & more! Parking spce avail for \$35k. Open Sun 1-3 (7/29)

Directions: Take 15th north from Downtown to right on Harvard Street, then go to 1449 on the left side.

1449 HARVARD ST NW #6, WASHINGTON, DC 20009

List Price: \$649,900 **Own:** Condo, Sale
Contr Date: 02-Aug-2012 **Close Date:** 31-Aug-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse **Style:** Victorian
Model: **#Lvls:** 2 **#Fpls:** 0
BR: 2 **FB:** 2 **HB:** 1 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic, Public Sewer
Park: On-site Prk/Sale, Street, Surface
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Dwight Mortensen
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: David Bediz

Total Taxes: **MLS#:** DC7885395
Close Price: \$691,500 **Status:** SOLD
ADC Map: XXXX **Subsidy:** \$0
Area: **Gr Rent:**
Acres: **Yr Blt:** 1896 **HOA:** **C/C:** \$200
Tax Living Area:
Gar/Cpt/Assgn: // **Upd Date:** 04-Sep-2012
List Date: 13-Jul-2012
DOMM/DOMP: 11/11
H: (202) 361-4400 **O:** (202) 387-6180 **F:** (202) 387-6185
C: (202) 352-8456



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Harvard Row is a new conversion of a hundred-year-old mansion into 7 beautiful condos. Unit #6 & 7 has 2 levels, 2 bdrm, 2.5 bathrms, balcony & 450 sq ft patio w/wet bar. Finishes included marble tile bathrooms, Kitchenaid appl, open living/dining rm as well as historic elements. In vibrant Columbia Heights, walk to Metro, shops & more! *Parking spce avail for \$35k. Open Sun 1-3 (7/22)

Directions: Take 15th north from Downtown to right on Harvard Street, then go to 1449 on the left side.

1449 HARVARD ST NW #7, WASHINGTON, DC 20009

List Price: \$649,900 **Own:** Condo, Sale
Contr Date: 22-Jul-2012 **Close Date:** 31-Aug-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Attach/Row Hse **Style:** Victorian
Model: **#Lvls:** 2 **#Fpls:** 0
BR: 2 **FB:** 2 **HB:** 1 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Septic, Public Sewer
Park: On-site Prk/Sale, Street, Surface
Const: Brick
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: Dwight Mortensen
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: Dwight Mortensen

Total Taxes: **MLS#:** DC7885403
Close Price: \$684,000 **Status:** SOLD
ADC Map: XXXX **Subsidy:** \$0
Area: **Gr Rent:**
Acres: **Yr Blt:** 1896 **HOA:** **C/C:** \$200
Tax Living Area:
Gar/Cpt/Assgn: // **Upd Date:** 04-Sep-2012
List Date: 13-Jul-2012
DOMM/DOMP: 10/10
H: (202) 361-4400 **O:** (202) 387-6180 **F:** (202) 387-6185
C: (202) 361-4400



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: WOW! Split 2BR/2BA, modern Silestone Kit w/ bfast bar & SS appliances, Axor Baths, high ceilings, great closet space, hardwood floors, wall of windows, PARKING. Small boutique bldg, low fees, in the CENTER of all the coming attractions along 14th - steps to 2 Metros! ***\$500 BUYER credit if settlement at KVS

Directions: 15th Street NW to Chapin Street - Chapin is one-way east-bound and between 14th and 15th off Meridian Park

1435 CHAPIN ST NW #207, WASHINGTON, DC 20009-4510

List Price: \$489,000 **Own:** Condo, Sale
Contr Date: 14-Sep-2012 **Close Date:** 24-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Garden 1-4 Floors **Style:** Contemporary
Model: **#Lvls:** 1 **#Fpls:** 0
BR: 2 **FB:** 2 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Heat Pump(s)/Electric/Central A/C/Electric/Public/Public Sewer
Park: Assigned, Surface
Const: Brick
Showing Information: Show Anytime, Vacant, All Days, 9 AM - 9 PM
Showing Contact: C/O LISTERS
Company: Beasley Real Estate LLC, BEAS1
List Agent: Trent Heminger

Total Taxes: \$3,444
Close Price: \$488,000
ADC Map: XXXX
Area:
Acres: **Yr Blt:** 2006

MLS#: DC7904470
Status: SOLD
Subsidy: \$12,000
Gr Rent:
HOA: **C/C:** \$426
Tax Living Area: 907

Gar/Cpt/Assgn: //1
List Date: 10-Aug-2012 **Upd Date:** 30-Nov-2012
H: **DOMM/DOMP:** 29/29
O: (202) 957-2272 **F:** (202) 835-1037
H: (202) 210-6448 **O:** **C:** (202) 210-6448



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: BRAND NEW 2bed/2bath in boutique 4 unit building 200 ft from metro. To be featured in Home & Design Magazine. Imported Porcelenosa Floors and Fireplace tile. Oversized Master Bathrooms featuring Italian porcelain tile. Miralis Cabinets w/ Silestone counter tops. Bosch SS appliances. Walk to all shops and restaurants. Parking options avail

Directions: Take 14th st North, Take a right on Irving St NW, Half block down on the left

1341 IRVING ST NW #B, WASHINGTON, DC 20010

List Price: \$689,000 **Own:** Condo, Sale
Contr Date: 23-Aug-2012 **Close Date:** 12-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Townhouse **Style:** Victorian
Model: **#Lvls:** 1 **#Fpls:** 1
BR: 2 **FB:** 2 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Assigned, Off Site Parking, Street
Const: Brick, Hardiplank
Showing Information: Appt Contact, Appt Only-Lister, Call 1st-Lister, Email 1st-Lister, LA Must Accom, All Days,
Showing Contact: CALL LISTER EMAIL LISTER
Company: Keller Williams Realty, KWR8
List Agent: Brittany Salem

Total Taxes:
Close Price: \$680,000
ADC Map: SEE MAP
Area:
Acres: **Yr Blt:** 1900

MLS#: DC7907197
Status: SOLD
Subsidy: \$2,500
Gr Rent:
HOA: **C/C:** \$240
Tax Living Area:

Gar/Cpt/Assgn: //1
List Date: 15-Aug-2012 **Upd Date:** 30-Nov-2012
H: **DOMM/DOMP:** 8/8
O: (703) 679-1700 **F:** (703) 679-1701
H: (571) 643-1600 **O:** (571) 643-1600 **C:** (571) 643-1600



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: 30K PRICE REDUCTION! PERFECT 2-YEAR OLD CAPITAL CITY PENTHOUSE DUPLEX CONDO. UNIT FEATURES HUGE MARBLE KITCHEN, 10FT CEILINGS, 2 LARGE OWNER'S SUITES, WALK-IN CLOSETS, AMPLE ROOF DECK W/ STEREO SPEAKERS, W/D, PARKING & LOTS OF NATURAL LIGHT. JUST A BLOCK TO COLUMBIA HEIGHTS METRO. 24-HR NOTICE TO SHOW MON-FRI. GO & SHOW 11-5 ON WEEKENDS \$500 CLOSING COST CREDIT FOR SETTLEMENT WITH KVS TITLE

Directions: FROM DOWNTOWN DC, NORTH ON 13TH STREET PAST COLUMBIA RD....3004 IS ON LEFT (WEST SIDE OF STREET)

3004 13TH ST NW #3, WASHINGTON, DC 20009-5304

List Price: \$669,900 **Own:** Condo, Sale
Contr Date: 23-Sep-2012 **Close Date:** 31-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Duplex **Style:** Victorian
Model: **#Lvls:** 2 **#Fpls:** 0
BR: 2 **FB:** 2 **HB:** 1 **Basement:** No
Heat/Cool/Wtr/Swr: Heat Pump(s)/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Prk Space Cnvs, Surface
Const: Brick and Siding
Showing Information: 24 Hour Notice, Call 1st-Lister, Lockbox-Sentrilock, 11 AM - 5 PM
Showing Contact: BARRETT EVANS
Company: RE/MAX Realty Services, RBE1
List Agent: Barrett Evans

Total Taxes: \$4,658
Close Price: \$670,000
ADC Map: 0000
Area:
Acres: **Yr Blt:** 1910

MLS#: DC7919710
Status: SOLD
Subsidy: \$4,500
Gr Rent:
HOA: **C/C:** \$285
Tax Living Area: 1,602

Gar/Cpt/Assgn: //1
List Date: 04-Sep-2012 **Upd Date:** 01-Nov-2012
H: **DOMM/DOMP:** 19/19
O: (301) 652-0400 **F:** (301) 652-4444
H: (202) 234-5477 **O:** (301) 652-0400 **C:** (202) 744-6123



Dock Conveys: Vacation: No
Water Front/View/Access: //

Remarks: Newly renovated condo in Harvard Row. This gorgeous 1 bd/1 ba unit has 650 sq ft, marble tile bthrm, Kitchen has Kitchenaid appl & brkfst bar, open living/dining rm, lrg bdrm w/walk-in closet & storage sp. \$500 credit to buyer from KVS Title & \$500 credit First Saving w/Hillary Legrain. *Dial 0000 for front door entry.

Directions: Take 15th Street North from downtown to right on Harvard Street.

1449 HARVARD ST NW, WASHINGTON, DC 20009-4609

List Price: \$369,000 **Own:** Condo, Sale
Contr Date: 12-Sep-2012 **Close Date:** 05-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Townhouse **Style:** Victorian
Model: **#Lvls:** 1 **#Fpls:** 0
BR: 1 **FB:** 1 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Radiator/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Lockbox-Frnt Dr, Lockbox-Sentrilock, Show Anytime, Vacant, All Days, 9 AM - 8 PM
Showing Contact: Dwight Mortensen
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: Dwight Mortensen

Total Taxes: \$6,222
Close Price: \$360,000
ADC Map: XXXXX
Area:
Acres: **Yr Blt:** 1962

MLS#: DC7920357
Status: SOLD
Subsidy: \$10,000
Gr Rent:
HOA: **C/C:** \$109
Tax Living Area:

Gar/Cpt/Assgn: //1
List Date: 05-Sep-2012 **Upd Date:** 01-Dec-2012
H: (202) 361-4400 **DOMM/DOMP:** 7/7
O: (202) 387-6180 **F:** (202) 387-6185
H: (202) 361-4400 **O:** (202) 387-6180 **C:** (202) 361-4400

**1321 EUCLID ST NW #402, WASHINGTON, DC 20009-4803**

List Price: \$479,900 **Own:** Condo, Sale
Contr Date: 12-Sep-2012 **Close Date:** 10-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Garden 1-4 Floors **Style:** Contemporary
Model: **#Lvls:** 1 **#Fpls:** 0
BR: 2 **FB:** 2 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Heat Pump(s)/Central/Central A/C/Electric/Public/Public Sewer
Park: Street
Const: Brick
Showing Information: Call 1st-Owner, Lockbox-Frnt Dr, Lockbox-Sentrilock, Show Anytime, , 9 AM - 8 PM
Showing Contact: David Bediz
Company: Coldwell Banker Residential Brokerage, CBRB
List Agent: David Bediz

Total Taxes: \$0
Close Price: \$490,000
ADC Map: XXXXXX
Area: N/A
Acres: **Yr Blt:** 1950
MLS#: DC7920502
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: **C/C:** \$291
Tax Living Area:
Gar/Cpt/Assgn: // **Upd Date:** 01-Dec-2012
List Date: 05-Sep-2012
H: (202) 352-8456 **DOMM/DOMP:** 7/7
O: (202) 387-6180 **F:** (202) 387-6185
H: (202) 352-8456 **O:** (202) 352-8456 **C:** (202) 352-8456

Dock Conveys: **Vacation:** No**Water Front/View/Access:** //

Remarks: Beautifully renovated top flr 2 bd/2 ba unit w/balcony. Enter this open floor plan, w/1049 sq ft, skylights, brazilian cherry hrdwd flrs flrs throughout, kitchen w/granite & stainless appl, master bedrm w/balcony access, master ba w/shwr & whirlpl tub and w&d. This pet friendly blding & short walk to Columbia Heights or U St Metro, nightlife, restaurants, etc. *Realtors pls call owner 1st b4 show

Directions: 14th Street to Euclid Street**1341 IRVING ST NW #A, WASHINGTON, DC 20010-2313**

List Price: \$589,000 **Own:** Condo, Sale
Contr Date: 02-Oct-2012 **Close Date:** 26-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Townhouse **Style:** Victorian
Model: **#Lvls:** 1 **#Fpls:** 1
BR: 2 **FB:** 2 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Energy Star Heating System, Forced Air, Programmable Thermostat/Natural Gas/C
Park: Street
Const: Brick, Hardiplank
Showing Information: Call 1st-Lister, Email 1st-Lister, Show Anytime, All Days, 10 AM - 8 PM
Showing Contact: Call Listing Email Lister
Company: Keller Williams Realty, KWR8
List Agent: Brittany Salem

Total Taxes:
Close Price: \$610,000
ADC Map: SEE MAP
Area:
Acres: **Yr Blt:** 1900
MLS#: DC7921047
Status: SOLD
Subsidy: \$10,000
Gr Rent:
HOA: **C/C:** \$259
Tax Living Area:
Gar/Cpt/Assgn: // **Upd Date:** 01-Dec-2012
List Date: 06-Sep-2012
H: (703) 679-1700 **F:** (703) 679-1701
H: (571) 643-1600 **O:** (571) 643-1600 **C:** (571) 643-1600

Dock Conveys: **Vacation:** No**Water Front/View/Access:** //

Remarks: Manhattan meets NW - OPEN SAT 1-4--BRAND NEW 2bed/2bath in boutique 4 unit building 200 ft from metro. Finishes unlike any other in DC. Over-sized Master Bathrooms featuring Italian porcelain tile. Imported 8 inch plank floors. Custom Milled Italian Cabinets w/ Silestone tops. Bosch SS appliances.

Parking options available. Private patio off Master Bedroom. Walk to grocery/shops

Directions: Take 14th st North, Take a right on Irving St NW, Half block down on the left.**1341 IRVING ST NW #D, WASHINGTON, DC 20010**

List Price: \$799,900 **Own:** Condo, Sale
Contr Date: 12-Sep-2012 **Close Date:** 26-Oct-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Townhouse **Style:** Victorian
Model: **#Lvls:** 1 **#Fpls:** 1
BR: 2 **FB:** 2 **HB:** 0 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Assigned, Drwyg/Off Str
Const: Brick, Hardiplank
Showing Information: Call 1st-Lister, Email 1st-Lister, All Days, 10 AM - 8 PM
Showing Contact: CALL LISTER EMAIL LISTER
Company: Keller Williams Realty, KWR8
List Agent: Brittany Salem

Total Taxes:
Close Price: \$775,000
ADC Map: SEE MAP
Area:
Acres: **Yr Blt:** 1900
MLS#: DC7921588
Status: SOLD
Subsidy: \$15,000
Gr Rent:
HOA: **C/C:** \$250
Tax Living Area:
Gar/Cpt/Assgn: // **Upd Date:** 01-Dec-2012
List Date: 06-Sep-2012
H: (703) 679-1700 **F:** (703) 679-1701
H: (571) 643-1600 **O:** (571) 643-1600 **C:** (571) 643-1600

Dock Conveys: **Vacation:** No**Water Front/View/Access:** //

Remarks: Manhattan meets NW--OPEN SAT 9/8 1-4 --BRAND NEW 2bed/2bath in boutique 4 unit building 200 ft from metro. Finishes unlike any other in DC. Over-sized Master Bathrooms featuring Italian porcelain tile. Imported 8 inch plank floors. Custom Milled Italian Cabinets w/ Silestone tops. 300 sqft Private Brazilian Ipe Rooftop terrace. Bosch SS appliances. Parking Included on sight. Walk to grocery/shops

Directions: Take 14th st North, Take a right on Irving St NW, Half block down on the left.**1103 PARK RD NW #8, WASHINGTON, DC 20010-2020**

List Price: \$689,899 **Own:** Condo, Sale
Contr Date: 06-Nov-2012 **Close Date:** 03-Dec-2012
Adv. Sub: COLUMBIA HEIGHTS
Type: Garden 1-4 Floors **Style:** Contemporary
Model: **#Lvls:** 1 **#Fpls:** 0
BR: 2 **FB:** 2 **HB:** 1 **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Prk Space Cnvs
Const: Brick, Concrete/Block
Showing Information: Call 1st-Showing Service, , -
Showing Contact: Call CSS
Company: Redfin Corporation, REFC1
List Agent: Thomas Lewis

Total Taxes: \$0
Close Price: \$680,000
ADC Map: XXX
Area:
Acres: **Yr Blt:** 1912
MLS#: DC7953431
Status: SOLD
Subsidy: \$0
Gr Rent:
HOA: **C/C:** \$330
Tax Living Area:
Gar/Cpt/Assgn: // **Upd Date:** 03-Dec-2012
List Date: 25-Oct-2012
H: (866) 891-7469 **DOMM/DOMP:** 12/12
O: (877) 973-3346 **F:** (877) 733-3469
H: (609) 929-5462 **O:** **C:** (609) 929-5462

Dock Conveys: **Vacation:** No**Water Front/View/Access:** //

Remarks: Dramatic penthouse condominium topped with private rooftop deck featuring 360 views of Capitol & more. 2 spacious bedrooms, 2.5 baths, soaring ceilings with built-in speakers, skylights. Corner light-filled unit, views of green space & 11th street restaurant scene steps away. Enormous kitchen loaded with stainless steel appliances, granite, wine fridge. Walk to 2 metros. Includes secure parking.

Directions: From U St., NW travel north on 11th St., NW turn left at Park Rd., NW, property on immediate right