



#### **LOCATION**

Located on Park Road, considered one of the most beautiful streets in the neighborhood, this upper level end-unit condominium is ideally located steps from the shopping stores, hip restaurants, theatre, bars and grocery stores that have made Columbia Heights the talk of the town. In addition, there are plenty of outdoor recreational activities including safe bike transit with the dedicated bike lanes and the running, biking and horseback riding trails a short distance away in beautiful Rock Creek Park. The Saturday farmer's market is also a local favorite. This spacious home is ideally located just steps away from the metro station and 3 metro bus routes. In addition, it sits one-half block off the street, thus providing added security, privacy and quiet within the hustle of one of DC's most vibrant neighborhoods.

#### **RESIDENCE**

This modern 2 bedroom, 2.5 bath end-unit makes you feel right at home the second you set foot through the door. The gracious living area has beautiful hardwood flooring, new light fixtures, its own balcony, and stunning high ceilings and windows that shine light throughout the entire home. The separate dining room, also with 12 ft + ceilings, is perfect for entertaining while the kitchen has granite countertops, gorgeous maple cabinetry and modern stainless steel appliances. The upper level master suite, complete with a ceiling fan and a separate balcony, has two walk-in closets, hardwood flooring and a beautiful en-suite bathroom. The second bedroom also has an en-suite bathroom, a ceiling fan and hardwood flooring. As you make your way to the second upper level, you find a convenient office loft with hardwood flooring and additional storage. When you walkout to the rooftop terrace, you will realize you have found something truly special. The 312 sq ft +/- terrace is not only spacious, but offers panoramic views over the DC skyline while still affording the kind of privacy and quiet so rare in the heart of the city. This is truly a one-of-a-kind home - with approximately 1,688 square feet of living area, a large rooftop terrace and its own garage, this is city living at its very finest.

**WashingtonFineProperties.com**

**RUFFIN MADDOX, 301-922-4443**

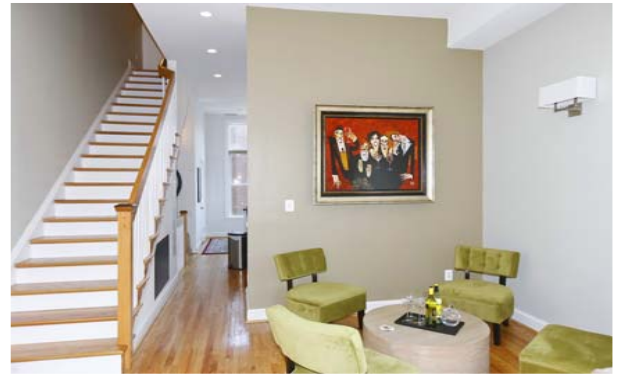
**EDUARDO MANUS, 703-851-9697**

**COLUMBIA HEIGHTS**  
1328 PARK ROAD NW #H  
WASHINGTON, DC 20010  
OFFERED AT \$765,000





MASTER SUITE WITH TWO WALK-IN CLOSETS AND BALCONY



SEPARATE SITTING AREA IN LIVING ROOM WITH NEW LIGHT FIXTURES



MODERN KITCHEN WITH GRANITE COUNTERTOPS, MAPLE CABINETRY AND STAINLESS STEEL APPLIANCES



SEPARATE DINING ROOM

FEATURES & AMENITIES

MAIN LEVEL

- Living Room and separate sitting area with 12'+ ceilings, hardwood flooring, new light fixtures, recessed lighting, balcony and windows permeating light throughout
- Separate Dining Room with 12'+ ceilings, chandelier and pantry with custom shelving
- Powder Room with custom wood cabinets, marble vanity and hardwood flooring
- Spacious kitchen with granite countertops, maple cabinetry, recessed lighting, hardwood flooring and modern stainless steel appliances including a GE Triton dishwasher, GE 4 burner electric range and GE side-by-side refrigerator/freezer with icemaker and water dispenser

UPPER LEVEL 1

- Master Suite with two walk-in-closets, hardwood flooring, ceiling fan, recessed lighting and balcony
- Master Bathroom with custom wood cabinetry, marble vanity and recessed lighting
- Bedroom 2 with hardwood flooring, ceiling fan, large double closet and recessed lighting
- Bathroom 2 en-suite with separate tub and tile flooring
- Laundry room with full-size stacked GE washer/dryer

UPPER LEVEL 2

- Large office loft with separate storage area and hardwood flooring
- Walkout access to large, private rooftop terrace with panoramic views overlooking the city

ADDED FEATURES

- Secure gated entry to brick driveway
- Single-car garage with custom shelving, additional storage and garage door opener
- Secure bike storage room
- Gorgeous panoramic views over the city from large, private rooftop terrace
- Rooftop furniture, gas grill and plants convey
- Freshly painted main level and master suite
- New light fixtures
- Double-paned windows

MISCELLANEOUS

- Year built: 2004
- Subdivision: Columbia Heights
- Condominium Fee: \$421/month
- Living area: 1,688 sq ft (approximate)
- Rooftop terrace: 312 sq ft (approximate)
- Bedrooms: 2
- Full Baths: 2
- Half Baths: 1

OFFERED AT \$765,000

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