

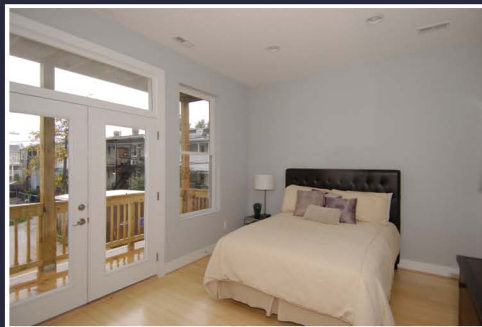
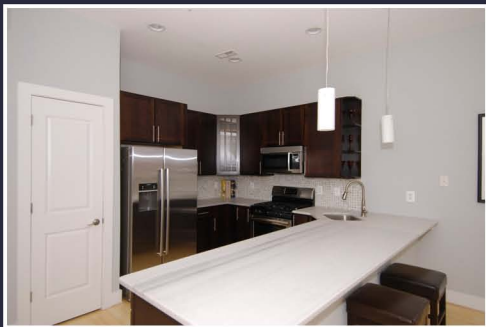


**Presenting 3  
BRAND NEW  
Luxury Loft Style Homes!**

*Spacious Indulgence  
Modern Convenience  
Spectacular Detail*

**2 Bedroom, 2 Full Baths  
Opulent Bathrooms  
Modern Kitchens  
Parking Included  
Large Deck Space**

**Discover your dream home  
nestled in one of DC's most  
vibrant neighborhoods,  
Columbia Heights!**



**1020 Girard Street Condominium  
NW Washington DC, 20009  
[www.capcityre.com](http://www.capcityre.com)**

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Anthony Bozzi  
Citylights Realty Group  
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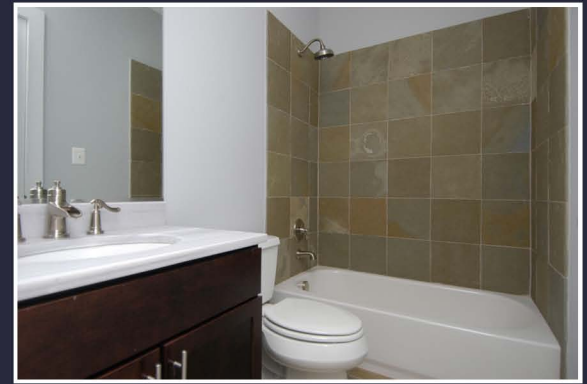
**City Lights Realty Group  
202.587.2787  
1425 K St., NW #350  
Washington, DC 20005**



# UNIT FEATURES & AMENITIES

## AMENITIES

- Unit #1 - UNDER CONTRACT BEFORE ON MARKET!
- Unit #2 - 2 Bedrooms, 2 Baths, 1500 SF
- Unit #3 - 2 Bedrooms, 2 Baths, 1500+ SF w/11+ foot ceilings
- LARGE Bedrooms & GREAT Open Living Space
- 9-11 Foot Ceilings (per unit plan)
- Spacious, Walk-In Closets
- Grand, Gourmet Kitchens, including:
  - Custom Espresso Stained Maple Cabinetry
  - Bosch Stainless Steel Appliances
  - Carrera Marble Counters
  - Besa Lighting
- Spa-Style Baths with Custom Limestone Tile & Marble Counters
- Eco-Friendly Bamboo Hardwoods
- All New Electrical & Plumbing, Which Means Energy Efficiency (Low Utility Cost to YOU & Low Impact on the Environment!!!)
- Low-E, Energy Efficient Windows
- Pre-Wired for Built In Sound System w/ I-Pod Docking Stations
- Private Rear Deck Space
- Parking Included
- Steps to DC USA, Metro, Shops and Dining!!
- Low Condo Fees



**UNIT 1 - UNDER CONTRACT**

**UNIT 2 - \$449,000 w/parking, condo fee \$144/monthly**

**Unit 3 - \$499,000 w/parking, condo fee \$148/monthly**

**1 additional parking space available for \$15,000**

## NEIGHBORHOOD

Convenient city living with all that Columbia Heights has to offer at your doorstep! A few short blocks to the Metro, new restaurants, shopping and vibrant nightlife! With the DC USA development complete and more development coming, homes in this location not only offer all these great conveniences, but they also offer a great investment for your future!



### Columbia Heights Hottest Spots!

**DC USA**

**Columbia Heights Metro**

**Target**

**Washington Sports Club**

**Logan at the Heights**

**Meridian Pint**

**Alero**

**Red Rocks Pizza**

**Sticky Fingers Bakery**



Additional Information:

Development by Capital City Real Estate, LLC

Seller selects Counselors Title to conduct closings (special contract required)

Virtual Tour: <http://www.mouseonhouse.com/property/534/12901>

