

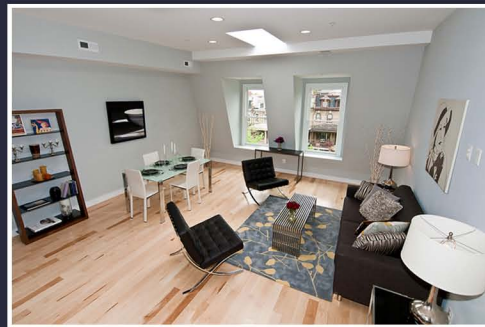
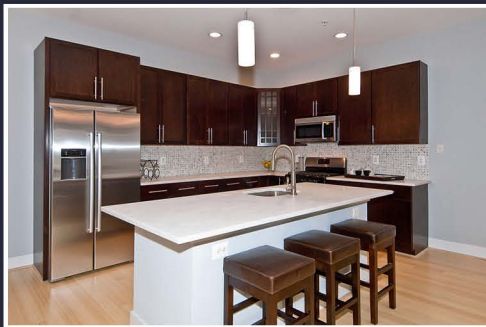


**Presenting 3  
BRAND NEW  
Luxury Condo Homes!**

*Desirable Location  
Modern Convenience  
Spectacular Detail*

**2 Bedroom  
2 Bath  
Opulent Bathrooms  
Modern Kitchens  
Private Outdoor Spaces  
Parking Available  
PH w/Roof Deck**

*Located in the heart of Washington, this distinguished c. 1908 Townhome has been reborn, restored and carefully converted into three luxurious condominium homes each with fine detail and finishes. Just steps to Columbia Heights and U Street!*



**1135 Fairmont St., N.W., Washington DC, 20009  
[www.capcityre.com](http://www.capcityre.com)**

Exclusive Sales by,



1515 14th Street NW, Suite 200  
Washington, DC 20005  
202.449.8657  
Rod Rochowiak, Principal Broker  
202.841.2719



# UNIT FEATURES & AMENITIES

## AMENITIES

- All 2 Bedroom and 2 Bath with Great Open Living Space
- Parking Available
- Fully Restored C. 1908 Façade
- Full of Light with Multiple Exposures
- 9+ Foot Ceilings in all units
- Grand, Gourmet Kitchen, Including:
  - Custom Espresso Stained Maple Cabinetry
  - Stainless Steel Appliances, Bosch Appliances
  - Italian Marble Counters
- Spa-Style Baths with Custom Carrera and Ming Green Marble
- Bamboo or Solid Maple Hardwood Flooring per plan
- Designer Lighting and Hardware
- All New Electrical & Plumbing, Which Means Energy Efficiency (Low Utility Cost to YOU & Low Impact on the Environment!!!)
- Energy Efficient Windows
- Pre-Wired for Sound System w/ I-Pod Docking Stations
- Each Unit Includes Private Outdoor Space
- Steps to Metro, Shops and Dining!!
- Low Condo Fees

**UNIT 1 - \$569,000, 2040 SF, 2BR, 2BA Condo Fee: \$211/monthly**

**UNIT 2 - UNDER CONTRACT**

**UNIT 3 - \$599,000, 1445 SF, 2BR, 2BA Condo Fee: \$159/monthly**

Interior SF is approx not including decks or balconies

## NEIGHBORHOOD

Convenient city living with all that Washington has to offer at your doorstep! Just a few short blocks to the Metro, restaurants, shopping and vibrant nightlife, yet nestled beautifully on a serene street. With easy access to Columbia Heights, U Street, Dupont Circle, Adams Morgan and Downtown DC this location not only offers all of these great conveniences, but also offers a great investment for your future.

### The Neighborhood's Hottest Spots

DC USA  
Columbia Heights or U Street Metro  
Target  
Washington Sports Club  
Logan at the Heights  
Meridian Pint  
Alero  
Red Rocks Pizza



### **Additional Information:**

**Development by Capital City Real Estate, LLC**

Builder Contract Required

Preferred services and incentives through Counselors Title & Potomac Mortgage Group

Buyer has the right to choose title and mortgage company

All Property information is subject to change

