

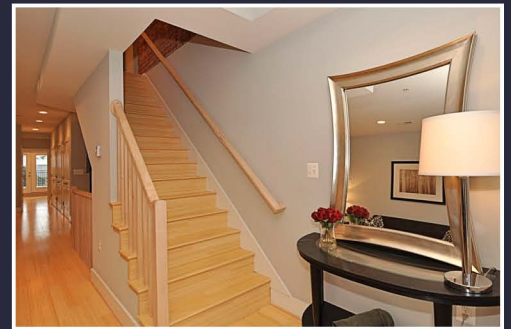


**Presenting 3
NEW CONSTRUCTION
Luxury Condo Homes!**

*Spacious Indulgence
Modern Convenience
Spectacular Detail*

**2 & 3 Bedroom Floor Plans
Opulent Bathrooms
Modern Kitchens
Parking Available
Rear Deck or Patio Space**

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



**3546 13th Street Condominium
NW Washington DC, 20010
www.capcityre.com**

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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 - 2 Bedrooms/ 2 Full Baths, 1116 square feet
- Unit #2 - 2 Bedrooms/2 Full Baths, 1116 square feet
- Unit #3 - 3 Bedrooms/3 Full Baths, 1650 square feet
- LARGE Bedrooms & GREAT Open Living Space
- Spacious, Walk-In Closets
- Grand, Gourmet Kitchens, including:
 - Custom Espresso Stained Maple Cabinetry
 - KitchenAid 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 or Patio Space
- Parking Included for Unit's 2 and 3
- Steps to DC USA, Metro, Shops and Dining!!
- Low Condo Fees

UNIT 1 - \$379,000 - Condo Fee: \$104/Monthly

UNIT 2 - \$425,000 - Condo Fee \$141/Monthly (parking included)

UNIT 3 - \$579,000 - Condo Fee \$226/Monthly (parking included)

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

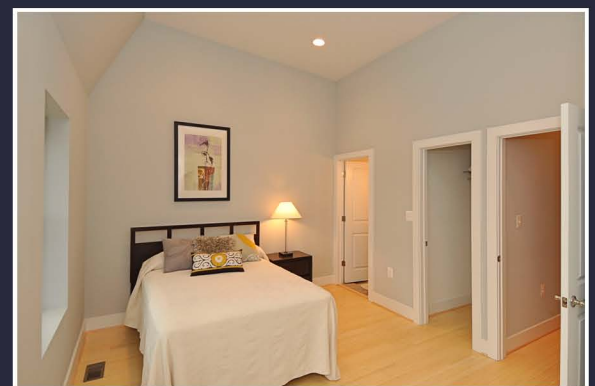
Logan at the Heights

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/534/12128>

