



**Presenting 8
BRAND NEW
Luxury Condo Homes!**

*Desirable Location
Modern Convenience
Spectacular Detail*

2 Bedroom

2 Bathroom

Opulent Bathrooms

Modern Kitchens

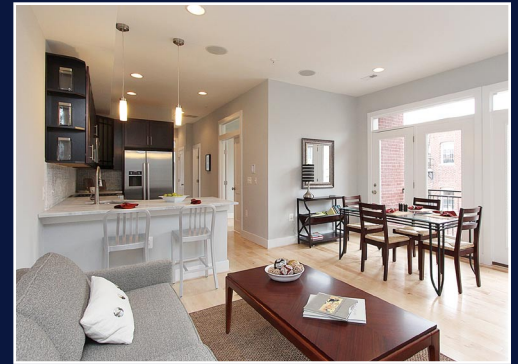
Private Outdoor Spaces

Parking Available

Two Penthouse units (each with a private roofdeck)

*Located in the heart of Washington, this distinguished
c.1908 townhome has been reborn, restored and carefully
converted into eight luxurious condominium homes, each
with fine detail and finishes.*

Just steps to Adams Morgan and Woodley Park!



1793 Lanier Place NW, Washington DC 20009

www.capcityre.com

Exclusive Sales by,



1515 14th Street, NW, Suite 200

Washington DC 20005

202.449.8657

Anthony Bozzi, Exclusive Agent to Capital City Real Estate

202.421.4120



UNIT FEATURES & AMENITIES

- Each Unit 2 Bedrooms 2 Baths with Great Open Living Space
- Full of light
- 9+ Foot Ceilings
- Grand, Gourmet Kitchen, including:
 - Custom Espresso Stained Maple Cabinetry
 - Bosch Stainless Steel Appliances
 - PH units with Viking range and microwave
 - Italian Marble Counters
- Spa-Style Baths with Custom Carrera and Ming Green Marble Tile
- Maple hardwood floors
- All New Electrical & Plumbing, Which Means Energy Efficiency (Low Utility Cost to YOU & Low Impact on the Environment!)
- Energy Efficient Windows
- Pre-Wired for Built In Sound System w/ I-Pod Docking Stations
- Private Patio Space
- Large private roofdecks for the penthouse units
- Steps to Metro, Shops and Dining!
- Low Condo Fees
- Developed by Capital City Real Estate
- Builder Contract Required

UNIT 1- SOLD

UNIT 2- SOLD

UNIT 3- \$509,000/ 987 sf 2/2, plus balcony

UNIT 4- \$509,000/ 1,007 sf 2/2, plus balcony

UNIT 5- \$539,000/1,036 sf 2/2, plus balcony

UNIT 6- \$529,000/1,007 sf 2/2, plus balcony

PH 7- \$729,000/1,305 sf 2/2, two level plus den, roof deck and

PARKING INCLUDED

PH 8- \$673,000/1,279 sf 2/2, two level plus den and roof deck

Interior SF is approx not including decks or balconies. Two parking spaces available for purchase at \$35,000 each. Unit PH8 has the first right to purchase.

NEIGHBORHOOD

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



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

