

**1105 PARK ROAD , NW #5
WASHINGTON, DC 20010**



Cool Columbia Heights Comfort! Enter this 8 unit boutique building and prepare to be wowed! With about 1,100 square feet (plus 175 sq foot balcony), this 2br 2.5 bath home is stunning. With warm touches like the exposed brick walls and a southern-facing box window, it feels like home. The large living space, separate dining area, breakfast bar and open plan are great for parties, & entertaining is a breeze in this large gourmet kitchen with stainless Bosch and Jenn-Air appliances, gas cooking, wine fridge, granite counters and 42" cabinets. Relax on the expansive back balcony – plenty of room for a party! Conveniences are just outside the front door – a dog park, coffee shops, restaurants and drinks are less than a block away. The Columbia Heights Metro, Giant grocery, Wonderland, Capital Bike Share and shopping at the DC USA center are a mere 2-4 block walk.

What more could you want? Come, enjoy and rest easy!
You're home!



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Dining Room



Kitchen



Master Bedroom



Second Bedroom



Second En-Suite Bathroom



Master Bathroom

LIVING ROOM: Bright and lovely! Living space has southern exposure, beautiful box window. Double-paned tilt-out windows with screens and up-down shades. Recessed lighting. Two exposed brick walls. Brazilian cherry floors. Deep storage closet.

KITCHEN AND DINING ROOM: Open table space for large dining table and wired for ceiling chandelier. Raised breakfast bar with three pendant lights and room for 2-3 stools. Granite countertops. 42" cabinets with brushed stainless pulls and under counter lighting. Bosch gas range and microwave. Jenn Air stainless dishwasher and French door bottom-freezer refrigerator with icemaker. 29-bottle GE Profile wine refrigerator. Stainless D-shape sink with pull out spray faucet. Two double-paned tilt out windows with up-down shades. Recessed lights. Brazilian cherry floors.

MASTER BEDROOM: Exposed brick wall. Two double-door closets with custom organizers. One double-paned window with up-down shade and glassed door to the back porch. Recessed lighting. Brazilian cherry floors.

MASTER BATH: Modern glass sink console. Pull-out double-paned window. Ceiling fan, heater and light. Triple-sconce fixture with large mirror behind the sink.

Mirrored side medicine cabinet. Jetted tub with shower. Double towel holder and robe hooks. Marble floors.

SECOND BEDROOM: Two double-paned tilt out windows. Recessed lights. Double-door closet. Brazilian cherry floors.

SECOND EN-SUITE FULL BATH: Floor to ceiling marble tile. Art deco Kohler porcelain sink. West-facing window with up-down shades. Large mirror behind sink with triple-light sconce. Vent fan with light and heat. Towel bar, soap dish, paper holder. Marble tile floor. Bathtub.

HALLWAY HALF BATH: Kohler porcelain sink. Marble floor. Vent fan. Soap holder, towel ring and paper holder. Large mirror with triple-light sconce.

LAUNDRY AND STORAGE: Maytag washer/dryer in hall closet. Large storage closet in hall. Hallway coat closet. Customized linen closet. Large storage closet in living room.

OUTDOOR SPACE: Large all-weather balcony with covered ceiling (approx. 175 sq ft)! Decorative iron railing, low maintenance trex-style flooring. Water spigot for easy plant watering. Outdoor sconce and outlet.



Large all weather balcony

OTHER INFORMATION:

- Wired for sound in each room with ceiling-mounted speakers, CD player and radio. CAT5 ready, cable wired throughout. Wired for dining area chandelier.
- Call box to downstairs (to be upgraded by building for automatic entry).
- Building has 8 units (1103 and 1105 Park Rd NW). Professional off-site management.
- Gas Heat. Electric water and central A/C.
- Separately deeded secured parking through automatic roll-up gate in back.
- Future building upgrades: New front door with automatic buzzer entry system. Replacement front steps to building.
- Condo fees \$317.17/month, taxes \$3,732/year (2013) for owner occupant.

NEIGHBORHOOD

Dog park across the street

Grocery: Giant grocery 3 blocks away;

Farmers' Market – Saturdays 9am-1pm.

Bars, Coffee & Restaurants with ¼ mile: Alero, Columbia Heights Coffee, El Rinconcito Deportivo, Gloria's Restaurant, Julia's Empanadas, KBC, Maple, RedRocks Pizza, Room 11, Sticky Fingers Bakery, The Coupe, The Heights, Uptown Café, Victor Giron, Wonderland, Z-Burger, Zeba Bar.

Transportation: Yellow/Green line Columbia Heights Metro 3-4 blocks away; Capital Bike Share, Two of them just 2 blocks away; ZipCar ½ block away, Major bus lines a block away.



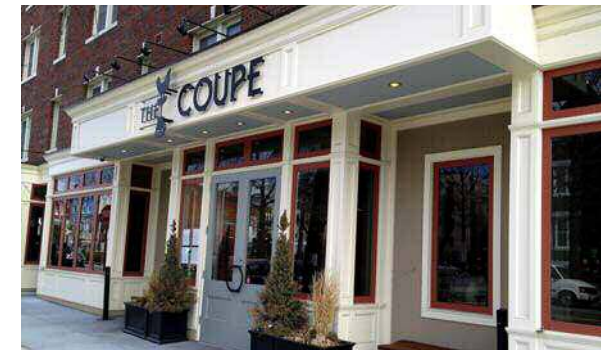
Parking



Dog Park



Columbia Heights Metro 3-4 Blocks Away!



Just around the block!



Farmer's Market



Giant grocery 3 Blocks Away!



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Information deemed reliable, but not guaranteed.

