



RESIDENCE

Welcome to this stunning and sought after Georgetown Park condo located in the very heart of Georgetown overlooking the canal. Beautiful views of the water can be seen from every window. Two screened-in balconies on the main and lower levels span the entire condo and serve as wonderful outdoor spaces. This property is outstanding in every way, located in a fabulous building offering an outdoor swimming pool, full service front desk, elevators and a parking garage. The courtyard gardens boast a gazebo, brick paved walkways, patio seating, and are beautifully landscaped throughout the year. The condo living space is divided into three floors for flawless functionality. The open floor plan of this two-bedroom condo offers a dramatic 30-foot ceiling in the living room, wood burning fireplace, and gleaming hardwood floors throughout. The marvelous kitchen has granite countertops, 42-inch maple cabinets, stainless steel Miele appliances and travertine stone floor. The loft is framed with built in shelving, making it an ideal home office space or guest bedroom. This Canal House condo is an esteemed place to live and offers immense conveniences to shopping, restaurants and the charm Georgetown has to offer. Don't miss this extraordinary condo!

WashingtonFineProperties.com

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GEORGETOWN
3225 GRACE STREET NW #217
WASHINGTON, DC





LOBBY



KITCHEN



LIVING ROOM



BEDROOM



POOL



COURTYARD

FEATURES & AMENITIES

- 2 bedrooms + loft on 3 levels
- 1 full bathroom, 1 half bathroom
- Kitchen with Stainless Steel Appliances and Granite Countertops
- Open Contemporary floor-plan
- Fireplace in Living Room
- Large loft space with sky light and built in bookshelves
- Gleaming hardwood floors throughout
- Large walk-in closet
- Secure entrances, full service front desk, elevators
- Courtyard gardens, brick walkways, patio seating, gazebo and outdoor swimming pool

- Beautiful views of the Canal
- 1 Garage Parking Space
- Condo and Parking Fee \$966
- Taxes \$3933

For additional information, please contact the listing agent:

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