



460 New York Avenue NW #701

Mount Vernon Triangle



Sleek, Sophisticated City Living

Experience the invigorating energy and effortless access that comes from living in the heart of Mount Vernon Triangle only steps (maybe 25) to popular shops and restaurants PLUS relish returning home to **460NYA** -- a striking glass and steel luxury building featuring an impressive lobby, a welcoming concierge, and an elegant penthouse oasis offering three upscale lounge areas (replete with five flat screen televisions and a billiards table) as well as two distinct rooftop terraces perfect for relaxing, grilling, cozying up to the glass fire pit, and marveling at the spectacular views of our national monuments.

List Price: \$485,000

Condo Fee: \$533.08

Taxes: \$3,991

Living Area: 650 sq. ft.

Year Built: 2015



View from Private Balcony

Information deemed reliable but not guaranteed.

Stand-out, upper level one-bedroom condo with bright open floorplan (best in building), private balcony, and on-site parking features:

- ❖ Literally a wall of windows projecting outward from the main living room and offering an abundance of natural light and terrific city views
- ❖ Wide-plank hardwood floors, stainless steel appliances, quartz countertops, and European custom cabinetry
- ❖ High-end chef's kitchen including double oven and Fisher Paykel two-drawer dish washer
- ❖ Spacious bedroom with custom, walk-in closet outfitted with ELFA drawers and more
- ❖ Big bathroom (could probably fit five of your closest friends) with European custom cabinetry and quartz countertops
- ❖ "Smart" switches by Lutron (just ask Alexa or any of her *smart home* friends to turn on and off your lights)
- ❖ "Smart" entry door lock and keypad enables you to lock and unlock your entry door by using the existing key, by entering a code on the keypad, OR by using an app on your smart phone allowing you to control keyless access and track who comes and goes.
- ❖ In-unit full-size front loading stacked energy-efficient washer/dryer with steam technology
- ❖ Includes separate storage space
- ❖ Central air-conditioning

Relax at home in the comfort of your luxury condominium or take advantage of unit 701's prime location, offering easy (actually ridiculously easy) access to the best of D.C. Here are just a few of the favorite places and conveniences enjoyed by the current owner – all within a four-block radius of 460NYA:



Coffee Shops, Eateries, and Restaurants

- Starbucks (across the street)
- Sweetgreen (less than 1 block)
- Chipotle (less than 1 block)
- A Baked Joint (1.5 blocks)
- Busboys and Poets (1.5 blocks)
- Mandu (1.5 blocks)
- Alta Strada (2 blocks)
- Taylor Gourmet (2 blocks)
- Kinship (3 blocks)
- Silo (3 blocks)
- Ottoman Taverna (3.5 blocks)

Grocery and Hardware

- Safeway (across the street)
- Ace Hardware (less than 1 block)

Getting Around

- Capital Bikeshare (1.5 blocks)
- Yellow/Green Line Metro (4 blocks)