



### Excellent location . . . .

Minutes from each of five metros (Dupont Circle and Farragut North [red line], Convention Center [yellow/green], as well as Farragut West and McPherson Square [orange and blue])

Steps to Whole Foods, Starbucks, and all the restaurants and shops of Logan Circle--  
**Walkscore of 98 out of 100 (Walker's Paradise)**

### Amenity-rich building . . . .

- Rooftop retreat with deck and SWIMMING POOL (lifeguards included)
- Fitness room
- Front desk and secure entry
- Laundry room (in-unit washer/dryer possible)
- Underground garage with elevator access (rental parking anyone?)
- Crescent driveway with awning (easy loading and unloading)

### Ideal Interiors . . . .

- One of the largest one bedroom units at Crescent Towers offers spacious living area with exceptional, sweeping City views
- Loads of natural light through floor-to-ceiling windows in living room and bedroom (plus Juliet balconies in each)
- Open floor plan kitchen with granite counters and stainless steel appliances including refrigerator, gas range/oven (yes, gas cooking finally!), and brand new dishwasher
- True bedroom easily accommodates a queen size bed
- Ample closet space
- Updated bathroom
- In-unit washer/dryer possible
- Wired for cable TV
- Pets allowed

**List Price: \$349,000**

**Condo Fee: \$577 (incl. all utilities and pool/fit rm use)**

**Taxes: \$2,247 (2013)**

**Living Area: 624 sq. ft.**

*Information deemed reliable but not guaranteed.*



# 1239 Vermont Ave, NW #803

*Best of all possible worlds: Ideal Logan Circle location, breath-taking City views, 8th floor unit with loads of natural light, spacious bedroom, two Juliet balconies, rooftop swimming pool and deck.*

