

# *The Hometown Touch*

**1301 Delaware Ave, SW N-715**

**Washington, DC 20024**

*River Park*



Welcome to the architecturally significant and 11-acre gated community of River Park. The incredibly convenient location is close to metro, shopping, parks, waterfront, sports venues, museums, and transportation routes. River Park features a private pool, picnic area with grill, front desk concierge, fitness center, and indoor bike room. There is a reserved parking lot out front of the building (spaces for rent). And if you don't feel like walking, take the convenient bus or rent a bike at the nearby Capital Bikeshare.

This beautifully-kept studio unit is oversized to include a living and sleeping area, along with a relaxing sun room. The kitchen has stainless steel appliances, granite countertops and painted white cabinetry. Parquet wood floors run throughout (except sun room) and there are ample storage closets. A curtain helps separate the living and sleeping areas. So come in and enjoy the many attributes of living at River Park and see why this is an excellent value in today's real estate market.



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**Stuart &  
Maury**  
REALTORS®

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## Floor Plan and Amenities:

- ◆ Entrance Foyer with large storage closet, light fixture and parquet wood flooring.
- ◆ Living Room/Dining Room is a large area with parquet wood floor.
- ◆ Kitchen with white painted cabinetry, granite countertops, GE refrigerator, Avanti 4-burner electric stove, stainless steel sink, light fixture, shelf area for microwave, and parquet wood floors.
- ◆ Bedroom area with privacy curtain and parquet wood flooring.
- ◆ Sun Room area with carpet and wall of oversized sliding glass doors, allowing for wonderful tree views.
- ◆ Full Bath with tub, sink, medicine cabinet mirror, light fixture, fan, tiled walls and floor, and linen closet.
- ◆ Dual Closets with plenty of areas for hanging clothes and potential shelving.
- ◆ Wall unit heating/ac and sliding glass doors to sun room.
- ◆ Storage unit in basement level, along with laundry facilities (card operated washer/dryer machines).
- ◆ Exterior pool, patio area, playground and all located in gated community.
- ◆ Within blocks are the Waterfront Metro, Arena Stage theatre, Waterfront Park, Nats Park, Audi Field, Southwest Heritage Trail, Capital Bikeshare, Safeway, and shopping.
- ◆ River Park is also walking distance to the National Mall, Smithsonian Museums, U.S. Capitol, Tidal Basin, L'Enfant Plaza, and East Potomac golf course.

List Price:                    **\$169,000**                    Age:                    **58 Yrs (Built in 1962)**

Coop Ownership:            **Corporation-Based**                    Coop Fee:            **\$673.87 per month (see below)**

Reserved Parking:            **Cost (\$115/month)**                    Subdivision:            **River Park Mutual Homes Inc.**

*\*Coop Fee includes heating, air conditioning, electricity, water, sewer, property taxes, trash removal, basic cable tv, 24/7 concierge front desk, master insurance, common area maintenance, outdoor pool, fitness center, and storage room.*



**\*\*Information is deemed reliable but not guaranteed. Please verify, if critical\*\***



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