



4620 N. Park Avenue #507W • Chevy Chase, MD 20815



Welcome to this 1,610 sq ft 2BR+Den/2.5BA condominium in desirable Friendship Heights. The apartment features an open living/dining room floor plan and includes amenities such as an updated kitchen with granite countertops, oversized windows, updated bathrooms, custom built-in cabinetry, generous closet space, and wood flooring. Another convenient feature is the in-unit washer/dryer. The apartment comes with two garage parking spaces and a west facing balcony.

An incredibly valuable feature is the proximity to Metro and the many shops and restaurants of Chevy Chase. Imagine the many lifestyle advantages of walking to dinner and shopping on a pleasant fall evening. The Village of Friendship Heights features parks and a community center offering activities, clubs, and public service events. Starbucks, Whole Foods, Clyde's restaurant, the local market, medical facilities, and Metro are only steps away.

4620 is a well-run condominium with a 24/7 concierge front desk and on-site property management. There is an outdoor pool and inside there is a community room, library, sauna, and fitness center. The building is pet-friendly (with board approval). Building renovations of the lobby and public spaces are almost completed. Come see why this is an excellent value in today's real estate market.



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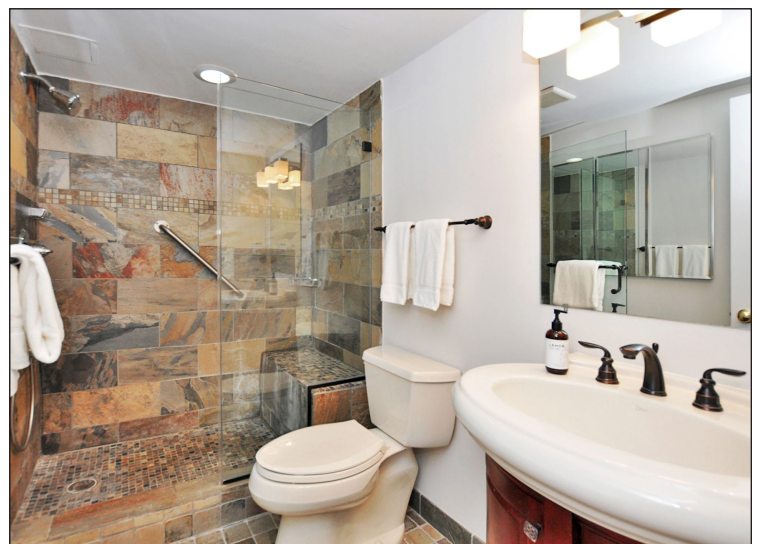
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Floor Plan and Amenities:

- Entrance Foyer with two large storage closets, display shelving, and light fixtures.
- Living Room is a large corner room with floor to ceiling windows, custom blinds, and sliding glass door to balcony.
- Dining Room with chandelier, floor to ceiling window, and opens to kitchen.
- Kitchen has extensive wood cabinetry (some with glass fronts), pull-out drawers, under cabinet lighting, granite countertops, art-deco backsplash, Kenmore refrigerator, Kenmore gas stove, Kenmore dishwasher, GE Profile microwave, double stainless steel sink, marble floor, ceiling lights, and full-sized (stacked) washer/dryer in closet with built-in shelving.
- Owner's Suite has large walk-in closet, custom built-ins, and floor to ceiling window. Updated private bath has tiled floor, walk-in shower with glass door, vanity, mirror, medicine cabinet, light fixture, fan, glass shelf, and linen closet.
- Bedroom #2 with custom built-in cabinetry (with Murphy bed and desk), two closets, ceiling lights, and oversized window. Private bath with tile floor, jetted tub, pedestal sink, oversized mirror, light fixture, fan, medicine cabinet, and heat lamp.
- Den or 3rd Bedroom has dry bar with glass shelving and large picture window overlooking park.
- Powder Room has sink, medicine cabinet with mirror, light fixture, and tile floor.
- Parquet wood floors, freshly painted interior, and large south-facing balcony.
- Garage parking with two tandem spaces (spaces 6+7).
- Secure building with 24/7 front desk concierge, fitness center, sauna, library, party room, on-site management and exterior pool.
- Steps away from Metro, Starbucks, Whole Foods, shopping, restaurants, and the easy access to downtown. Friendship Heights offers bus service to shopping and metro and has a wonderful community center that offers many activities and events.
- List Price: \$732,000
- Building: Built in 1973
- Living Space: 1,610 sq ft
- Condo Fee: \$1,561.57 per month (Fee includes electricity, air conditioning, heat, gas water, sewer, trash and snow removal, master insurance policy, common area maintenance, professional property management, reserve fund, outdoor pool, party room, front desk concierge, and garage parking)
- Taxes: \$7,544.47 (estimated)



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

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