

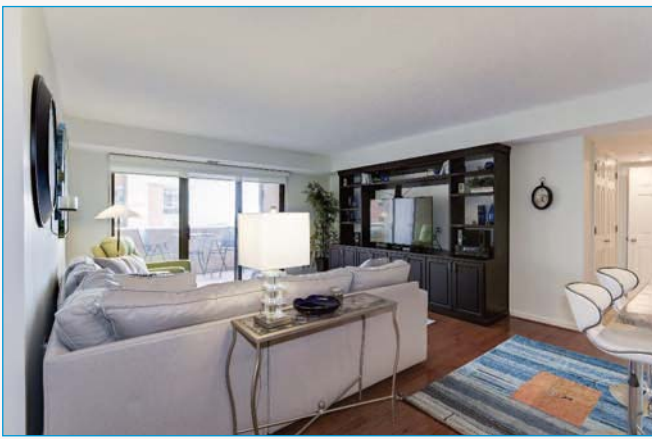
RENOVATED UNIT WITH VIEW!

1301 N. COURTHOUSE ROAD #906
ARLINGTON, VA 22201



Presented by

DICK NATHAN



LIVING ROOM WITH WOOD FLOORS



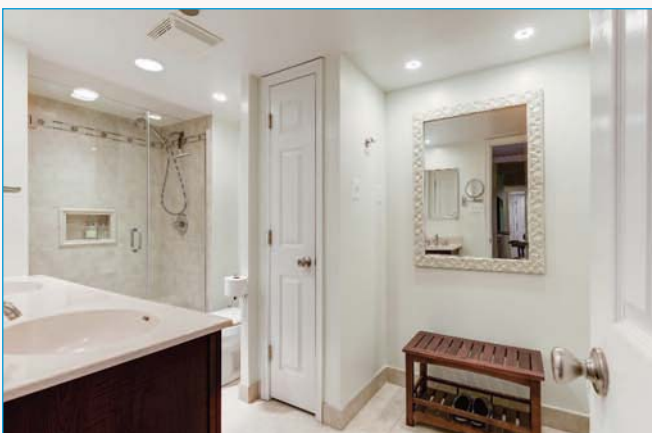
LOOKING TOWARD DINING ROOM AND KITCHEN



RENOVATED KITCHEN TOWARD DINING ROOM



MASTER BEDROOM WITH GREAT CLOSET SPACE AND DOOR TO BALCONY



RENOVATED MASTER BATH WITH TWO BASINS

THE UNIT

This handsome, updated two-bedroom unit shows extremely well. Note the circular floor plan with bedrooms at either side of the unit. Note, too, the *renovated kitchen and bath – and the gorgeous hardwood floors.*

Many features of special interest:

- ✓ *Ceramic foyer floor with attractive border extends into Kitchen.*
- ✓ *Renovated Kitchen has gorgeous wood cabinetry [some with glass doors] and granite countertops.*
- ✓ *GE Profile stainless steel range has five burners [one a warming zone] and GE Profile fridge has freezer on the bottom – and ice maker. Also, a GE Profile microwave and a GE dishwasher.*
- ✓ *Breakfast bar/pass-through.*
- ✓ *Note the very handy serving shelf / wine storage area in the Dining Room – glass shelving / mirrored wall.*
- ✓ *Massive 10' entertainment center in the Living Room has room for a 65" TV – plus bookshelves and cabinets beneath.*
- ✓ *Renovated ceramic Master Bath includes good lighting, double basins with contemporary fixtures, and large mirrors – also a large shower with niche and frameless door.*
- ✓ *Hall bath has been updated with a brand-new vanity.*
- ✓ *Spacious Master Bedroom has closets outfitted by California Closets and a sliding glass door to the balcony – a nice feature!*
- ✓ *Second Bedroom has work stations with spaces for two chairs, a large amount of counter space, and extensive drawers and doors.*
- ✓ *GE front-loading washer/dryer.*
- ✓ *High quality opaque shades at all windows/doors.*

PARKING/STORAGE

The garage space is located on P-3 #75. A storage cubicle is located on the 3-101 [third floor].

THE BUILDING

Woodbury Heights is a full-service building with quality management, attended lobby, pool, and fitness center—and it's *just two blocks to the Courthouse Metro elevator!*

Special Note: The Woodbury Heights Unit Owners' Association has just renovated the lobby, and renovation of the hallways has started. The 18th floor hallway is being worked on now. Be sure to see the 5th floor for a finished example. Values will be going up after the renovations – this is a good time to buy at Woodbury Heights!

CONDO FEE

The fee includes the garage space, and the 24-hour lobby person. Additionally, the building has *renovated the lobby and elevators, replaced the roof, and made major improvements to the facade – all without a special assessment.*



RIVER VIEW WITH JEFFERSON MEMORIAL

THE VIEW

Unique feature: Jefferson Memorial and River View from the Second Bedroom and the balcony.

THE AREA

The **vibrant neighborhood** features many **restaurants and nightspots**, and **the seasonal farmers' and antiques markets are just up the street**. Nearby are the Courthouse **multi-screen cinema**; Ray's The Steaks; Fireworks Pizza; Ben's Chili Bowl; CVS Drugstore—and towards Clarendon, Whole Foods Market and Trader Joe's, plus Whitlow's on Wilson; Cheesecake Factory; Liberty Tavern; Green Pig Bistro; Lyon Hall; and Clarendon Marketplace with Apple, Barnes & Noble, Williams-Sonoma, Crate and Barrel, Pottery Barn, The Container Store, Chico's, Jos. A. Bank, and more.... Gold's Gym is directly across the street. **What a location!**

Don't feel like cooking dinner tonight? Pick up something on the way home from Metro at Bayou Bakery, Ragtime, Tupelo Honey Café, Courthouse Social, or Corner Bakery — or maybe the Hilton Garden Inn restaurant, right next door.

Macy's and a multi-screen cinema are a few minutes drive away at the redeveloping Ballston Quarter [formerly Ballston Common Mall]. Macy's is also at the Fashion Centre at Pentagon City, along with **Nordstrom and hundreds of other shops—and the Ritz-Carlton Hotel**. **Nearby are**

Safeway, Giant, Harris Teeter, and Mom's Organic Market food stores, as well as the previously mentioned Whole Foods Market and Trader Joe's.

Also nearby are Capital Bikeshare "Red Bikes." Arlington is a "Gold-Level Walk Friendly Community" which makes it great for biking, too—and there are many designated bike lanes on Arlington streets.

Walkscore.com awards Arlington overall with the highest scores in the state for walkability, transit and biking: 68 for walkability / 56 for transit / 70 for biking. And in the Woodbury Heights neighborhood, the walkability score is 93!

Drive down the river to Old Town Alexandria or take I-66 for an evening out at Wolf Trap... or a shopping spree at Tysons Corner [Bloomingdale's, Tiffany, Lord & Taylor, Nordstrom, Saks Fifth Ave., Brooks Brothers, Neiman-Marcus... and more].

It's a quick drive or Metro ride to downtown or Reagan National Airport. Courthouse is the second Metro stop on the Orange/Silver Line in Virginia... **arrive at the Smithsonian, National Theatre, Pentagon, or National Airport in minutes.**

Talk about convenience!

Move-in condition. Great location. 2 blocks to Metro!

Welcome to
1301 N. Courthouse Rd. #906
Arlington VA 22201

To learn more about the unit and take the Virtual Tour, visit my website

www.dicknathan.com



TWO BLOCKS TO METRO ESCALATOR



GOLD'S GYM JUST ACROSS THE STREET



WHOLE FOODS AND TRADER JOE'S NEARBY



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- A.B., The College of William and Mary
- Master of Urban and Regional Planning, George Washington University

Let's talk.



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