

# SOUTHWEST IS ALIVE!

**800 4th St, SW #N508  
Washington, DC 20024**

**...AND A GREAT VALUE  
IN A NEIGHBORHOOD WITH  
TREE-LINED AVENUES.**

Welcome to Potomac Place Towers! Flooded with natural light, this spacious, one-bedroom condo has newer (two year old) appliances and systems, and is ready for you to move right in. Freshly painted and with brand new granite counter tops, it also boasts floor to ceiling windows. From its two balconies, you have winter views of the Washington Monument and serene tree-top views the rest of the year. Just steps to three Metro stations (L'Enfant Plaza, Waterfront and Federal Center), the new baseball stadium, the Mall, museums, restaurants and the exciting and revitalizing SW Waterfront (Arena Stage returns in September). To view the Virtual Tour and for more information please go to [www.8004thStSWN508.com](http://www.8004thStSWN508.com).

**Offered at \$249,900.**



*We specialize in satisfied clients.*

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# 800 4th St, SW

## #N508 Washington, DC 20024



### UNIQUE UNIT FEATURES

- Western facing unit
- Floor to ceiling windows in living room and bedroom
- Winter views of the Washington Monument
- Two balconies
- Berber carpeting throughout whole unit
- Brand new paint throughout unit
- Brand new granite counter tops
- Black GE kitchen appliances & ceramic tile
- Large, walk-through closet
- Additional storage unit #B30-010 (Approximately 3'W x 3'D x 8'H)

### NEWLY RENOVATED BUILDING

- 2008 Building condo conversion – only 2 years old
- FHA-approved building!
- 24 hour front desk and security
- Zip Car
- Fitness Center
- Outdoor pool
- Landscaped grounds
- Business center
- Entertainment lounge
- Convenience store

### CONVENIENT NEIGHBORHOOD

- New baseball stadium – 8 blocks
- National Mall – 4 blocks
- Southwest Waterfront – 3 blocks – Arena Stage reopens in September
- Close to 3 Metro stations: L'Enfant Plaza, 6 blocks, Blue/Orange/Yellow/Green lines; Waterfront, 3 blocks, Green line; Federal Center, 5 blocks, Blue/Orange line

### PERTINENT INFORMATION

- Tax ID: 0540//2736\*
- Built: 1959\*;  
Condo conversion in 2008
- Square feet: 608\*
- 2009 Taxes: \$2,395
- Condo fee: \$327.64/month

\*Information deemed reliable but is not guaranteed

**To view the virtual tour and disclosures please go to [www.8004thStSWN508.com](http://www.8004thStSWN508.com) or [www.MyRealEstateHappenZ.com](http://www.MyRealEstateHappenZ.com) and click on Search/Featured listings.**

**WWW.MYREALESTATEHAPPENZ.COM**

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