

# 325/326 POTOMAC PLAZA

**OFFERED AT \$799,000**



## **BEAUTIFUL INTERIOR—OVER 1,750 SF IN THE HEART OF FOGGY BOTTOM!**

- Spacious, renovated two-bedroom, two-bath residence with balcony. Currently configured as one-bedroom & library—easily converted back into a two-bedroom
- 1,756 square foot interior with abundant natural light
- Refinished floors & new recessed lighting throughout
- Large open living room with entertainment alcove
- Separate dining area
- Library featuring handsome cherry wood shelving & cabinetry
- Chef's kitchen with white cabinetry, Dacor stainless steel appliances, tiled backsplash, and center island
- Large renovated baths
- Cozy study fits desk or daybed
- Excellent closet space including huge walk-in closet in master bedroom, plus additional storage
- Wonderful building in prime location near Foggy Bottom Metro, Whole Foods & Trader Joe's, GW, Kennedy Center & Georgetown

## **MONTHLY COOP FEE: \$2,060**

Includes property taxes, utilities, building amenities, and maintenance of HVAC



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**LUXURY FOGGY BOTTOM CONDO SPECIALISTS!**



# POTOMAC PLAZA IN HISTORIC FOGGY BOTTOM

Potomac Plaza is a mid-century modern cooperative residential building. Its 273 apartments are 80% owner-occupied. Unlike a condominium fee, the monthly coop fee includes property taxes, utilities, building amenities, and maintenance of HVAC.

The amenities at Potomac Plaza include front desk & maintenance office staffed 24/7, recently updated exercise room & laundry facilities, newly renovated lobby, multipurpose community room, and rooftop terrace with stunning Potomac River views.

Potomac Plaza also proudly features a "green roof," with 20,000 square feet of lush vegetation surrounding the rooftop terrace.

Potomac Plaza is just a few blocks from George Washington University, Foggy Bottom Metro Station, a great weekly farmers' market, and grocery stores, including Whole Foods and Trader Joe's.

Also within easy walking distance there are restaurants, pharmacies, a post office, dry cleaners, and more.

It's a short walk to the Kennedy Center, Georgetown, and Potomac River attractions including the Georgetown Waterfront Park. A wonderful building in a prime location!

## CONVENIENCE NEAR THE METRO IN HISTORIC FOGGY BOTTOM



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