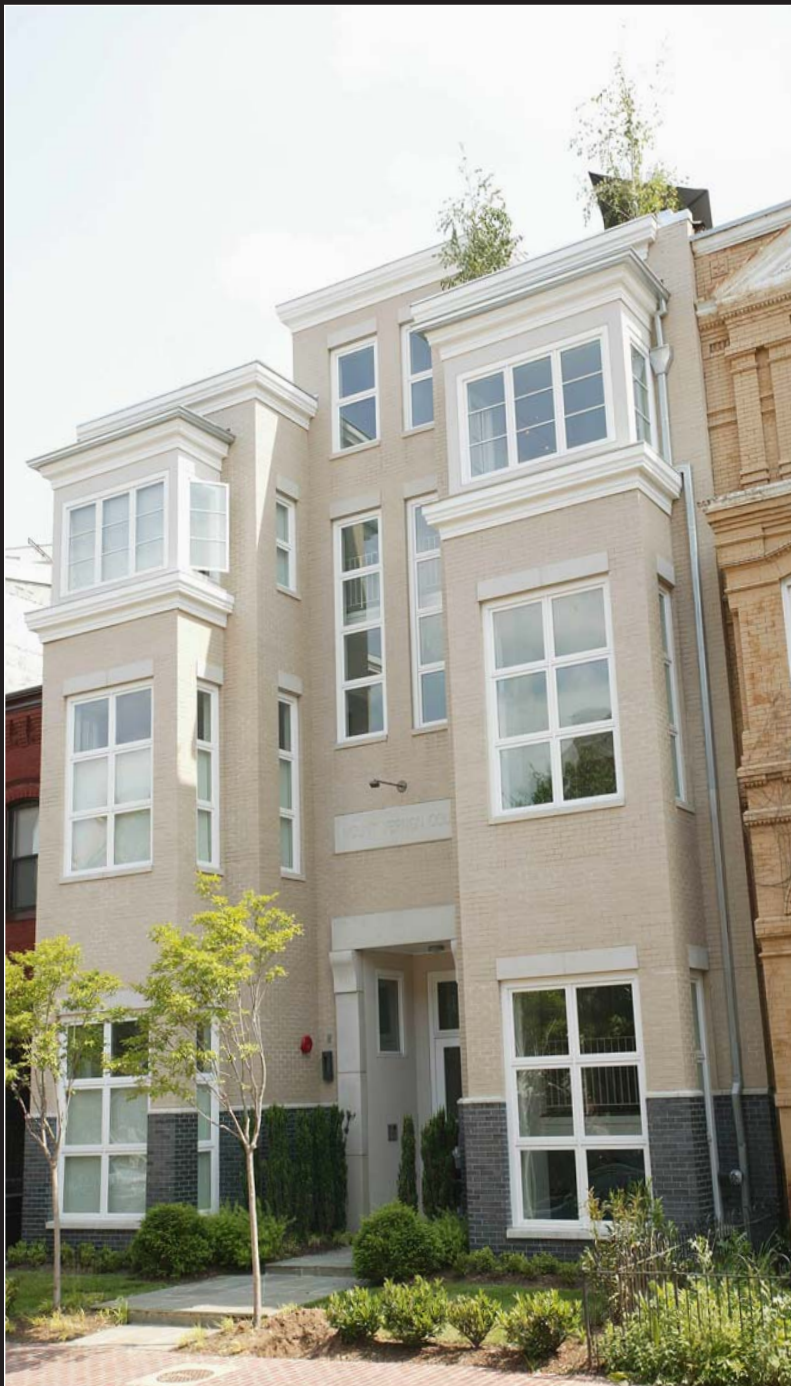


Ira & Company Proudly Presents

**Mount Vernon Court
426 M Street NW, Unit H
Washington, D.C. 20001**



Luxurious new tri-level loft condominium with two bedrooms, two and a half baths and a bonus room. This light filled contemporary home features an abundance of windows, multiple exposures and lives like a townhouse. Unit H is comprised of the top three floors of a boutique courtyard building with only 10 condominiums. Enter your new home through the courtyard entrance to an open multi-level living space featuring a spacious dining area (with adjoining balcony), designer European kitchen with center-island and stainless steel appliances, a half bath and a dramatic two story living space with floor to ceiling windows.

Luxury amenities in the spacious designer kitchen include Mistri Italian cabinets, Zodiac countertops, Sub-Zero fridge, Wolf gas range and a Bosch dishwasher. The Spa like baths are tastefully decorated with limestone floors, glass/mosaic tiles, Hans-Grohe fixtures, Philippe Stark toilets, Duravit sinks and custom built vanities.

Climb the open staircase to the second floor to a large Master Suite with luxury en-suite bath and great closets. Down the hall there is a second guest bedroom, a stylish second bath and a convenient laundry closet with a full size washer and dryer.

Enjoy the third floor bonus/entertaining room with two roof-top terraces, panoramic city views and a convenient wet bar which can be used for entertaining, a home office or a sleeping loft for guests. Additional features include a large walk in closet -- large enough to convert to a home office, pre-wired surround sound, Aiphone video security system and secure garage parking (available for purchase).

The Mount Vernon Condominium is close to the Red, Green and Yellow lines of the Metro and all the shops, restaurants, theaters, gyms and entertainment venues of Logan Circle, Gallery Place, Penn Quarter and downtown Washington. Additionally, your new home is convenient to all the attractions of the National Mall and the numerous park lands surrounding the monumental corridor.

Ira M. Hersh

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Living Room



Open Living Space



Dining Area



Kitchen



Master Bedroom



Master Bath

Home Facts

Kitchen

- Mistri Italian Cabinets
- Zodiac Countertops
- Sub-Zero Fridge
- Wolf Stove
- Bosch Dishwasher

Baths

- Limestone Floors
- Imported Glass/Mosaic Tiles
- Grohe Fixtures
- Philippe Starck Toilets
- Duravit Sinks
- Custom-Built Vanities

Living /Bedroom

- Wide Planked Oak Floors
- Solid Core Doors with Omnia Hardware
- Three Private Balconies
- Floor to Ceiling Windows
- Pre Wired Surround Sound
- High Speed CAT5 Wiring
- Aiphone Video Security System
- Full Size Washer Dryer

Secure Garage Parking Available (\$40,000)



Rear Roof Top Terrace



Front Roof Top Terrace

This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such.

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