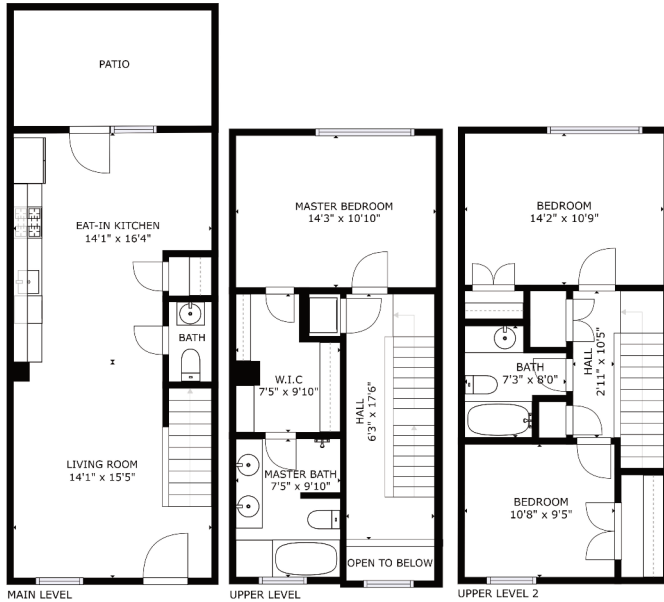


1317 SHEPHERD STREET NW | UNIT G | WASHINGTON, DC 20011







GROSS INTERNAL AREA  
 MAIN LEVEL: 447 sq ft, UPPER LEVEL: 432 sq ft  
 UPPER LEVEL 2: 448 sq ft  
 TOTAL: 1328 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Property

Townhouse living with condo convenience awaits you in this gem at the intersection of Columbia Heights & Petworth! This home is on the market for the first time since completion in 2013 and features hardwoods throughout, an open concept main level with half bath & private patio, and a dedicated second-level owner's suite with walkthrough closet and bathroom appointed with a double vanity with separate shower & tub. Upper level offers two more bedrooms and a shared bath. Separately deeded parking space included!

## The Location

With a walk score of 92, you have access two nearby Metros and many major bus routes, and are within blocks of multiple grocery stores, farmer's markets and some of the best restaurants in DC.

## Features

- 3 Bedrooms
- 2 Full Bathrooms & Half Bath
- 1300+ Square Feet
- Three Levels of Living
- Hardwoods & Granite Throughout
- Built in 2013
- Private Patio
- Parking
- Monthly Condo Fee: \$286.60



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