

# 1245 13th St NW #611

WASHINGTON DC 20005

JENN  
SMIRA  
TEAM



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1 BED | 1 BATH

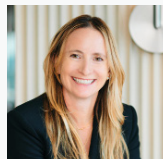
## Beautifully Renovated Condo in the Heart of Logan Circle

Situated in the heart of Logan Circle, this beautifully renovated 1-bedroom, 1-bath condo blends modern elegance with an unbeatable location. Sun-drenched and sophisticated, the open-concept living, dining, and kitchen area is framed by expansive windows that illuminate the gleaming hardwood floors throughout.

The brand-new kitchen features sleek quartz countertops, stainless steel appliances, a stylish backsplash, and crisp white cabinetry. The spacious bedroom comfortably fits a queen or king-sized bed and offers generous closet space. A well-appointed full bath and the convenience of an in-unit washer and dryer complete this inviting home.

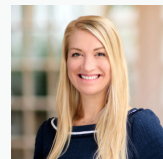
This pet-friendly building boasts an extensive shared roof deck with city views, as well as a tranquil community courtyard. With no rental cap, this investor-friendly property offers an excellent opportunity for those seeking rental income potential. The condo fee covers all utilities except cable/internet, ensuring effortless living.

Unparalleled convenience awaits—just steps from Logan Circle's renowned dining, shopping, and entertainment. Whole Foods and Trader Joe's are within walking distance, while the nearby 9th and 14th Street corridors offer hotspots like Le Diplomate, Bresca, Black Cat, 9:30 Club and The Studio Theatre. Commuting is seamless with Shaw-Howard and Mt Vernon Square Metro stations as well as Metro Bus routes nearby. Lastly, Logan Circle Park provides a peaceful green retreat, just moments away.



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