



ROCKVILLE LUXURY CONDO

104 Monroe Street, #202, Rockville, MD 20850

1 Bedroom + 1 Bathrooms «» 846 Total Sq. Ft. «» MC9956433

LORIN CULVER
Realtor®

when INTEGRITY and
DISCRETION matter

Coldwell Banker
Residential Brokerage
4800 Montgomery Lane, Suite 100
Bethesda, MD 20814

301.718.0010 Office
301.310.6456 DIRECT

LorinCulver@iCloud.com
LorinCulver.Realtor

Visit

RockvilleLuxuryCondo.com

Discover the ease and convenience of **Downtown Rockville's Americana Centre!** Ideally located in the heart of Rockville, this Condominium is across from the **Rockville Metro** and minutes to Rockville Town Square and Regal Stadium 13 Movie Theater. Easily access the Metro via the Pedestrian Walkway over Rockville Pike.

Perfectly situated, this **second-level garden** residence features a secure entry, in-unit washer & dryer, garage parking, and extra storage. Relax on the **southeast** facing balcony overlooking the courtyard. Enjoy the afternoon at the adjacent James Monroe Park (0.75 acres).

The condo boasts *One Level/ open-plan* living and includes the foyer, living room, kitchen and dining room. Upon entry, turn right and find the full bath, in-unit washer-dryer, and bedroom. All four closets are custom designed: over-sized coat, generous laundry, linen, and bedroom walk-in.

The 7.5 acre site of the Americana Centre includes numerous amenities: **outdoor swimming pool**, exercise room, sauna, community center, courtyard and the surrounding lush landscaped grounds. The condo fee includes 24/7 reception desk, on-site management and **all utilities**.



Visit

RockvilleLuxuryCondo.com

ROCKVILLE LUXURY CONDO

104 Monroe Street, #202, Rockville, MD 20850 «» MC9956433



BEST VALUE in Rockville under \$156k!

- NEW **In-Unit Washer & Dryer** (2016)
- NEW Air Handler (2014)
- NEW Roof (2016)
- Custom Closets throughout
- Condo Fee includes **ALL Utilities**
- One Dedicated **Garage Parking** Space & **Extra Storage**
- **Balcony** with panoramic Courtyard View

LORIN CULVER | when INTEGRITY and DISCRETION matter
301.310.6456 DIRECT | LorinCulver@Cloud.com



Convenience and Location!

- Easy access to the **Rockville Station (Metro, MARC, Amtrak, Metrobus, Ride On)** via the Pedestrian Walkway over Rockville Pike
- Direct access via MD 28 to I-270 to points south (DC, Bethesda, VA) and north (Gaithersburg, MD 200)
- Neighborhood shops at **Rockville Town Square** with over 20 Restaurants and Regal Stadium 13 Movie Theater
- **Rockville Farmer's Market** is directly across MD 28



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Coldwell Banker and the Coldwell Banker Logo are registered service marks of Coldwell Banker Real Estate LLC. Coldwell Banker Residential Brokerage is owned by a subsidiary of NRT LLC. If you have a brokerage relationship with another agency, this is not intended as a solicitation.

