



TILDEN GARDENS LUXURY COOP

3900 Connecticut Avenue NW #506-F, Washington, DC 20008

1 Bedroom + 1 Bathroom «» 755 Total Sq. Ft. Approx. «» DC10109361

LORIN CULVER
Realtor®

when INTEGRITY and
DISCRETION matter

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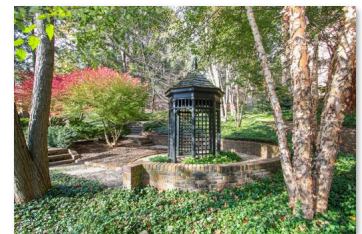
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Welcome to **Tilden Gardens**, located in the **Cleveland Park neighborhood**, it is one of the Washington, D.C.'s largest cooperative apartment residences. It is situated on five-acres, bound by Connecticut Avenue, Sedgwick and Tilden Streets. **Three and a half acres** are devoted to **terraced gardens**, the highest ratio of green space of any development in D.C. Commuting is a breeze via Cleveland Park Metro, Metrobus, and Capital Bikeshare, all conveniently nearby.

Residence #506-F on the **top floor**, has windows in every room (8 total), with natural light exposure on two sides. Refinished hardwood floors (2017), new paint (2017) and wood blinds throughout.

The **open-plan** provides a modern layout for contemporary living within the charm of this grand **Tudor Revival** building. It includes the foyer, living area, and dining area. The newer kitchen includes **stainless steel appliances**, Corian countertops, and generous counter space. The bedroom features an ensuite bathroom and **professionally designed custom** walk-in-closet (W.I.C).

There is a separate storage unit, bicycle storage, free on-site laundry facilities, and garage parking available via waitlist.



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BEST VALUE in Tilden Gardens under \$345k!

- **Refinished Hardwood Floors** throughout (2017)
- Newer Kitchen: Stainless Steel Appl. & Corian Countertops
- Nine-foot ceilings; New Paint throughout (2017)
- **Professionally Designed** Custom Walk-In-Closet (W.I.C.)
- Newer Bathroom with ceramic tile
- Private, **secure storage area**, bicycle storage and free, on-site laundry facilities



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Convenience and Location!

- Direct access via Connecticut Ave *south* to Downtown Washington D.C. and *north* to Bethesda
- Multi-modal transportation options abound: **Cleveland Park Metro Station**, Metrobus and Capital Bikeshare
- Neighborhood shops along Connecticut (**Giant, CVS**) and Services (**Uptown Theater**, Gold's Gym, City Fitness Gym)
- Gourmet Restaurants Galore (**ARDEO + BARDEO**, Firehook, **Bindaas**, Sushi Para) and Boutique Shopping



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