



RICHARD NEWTON

GEORGETOWN | SHERIDAN GARAGE

2516 Q Street NW, #Q303, Washington, DC 20007



Located in the East Village of Georgetown, The Sheridan Garage is a unique condominium community of 34 residences nestled among landscaped parks, beautiful estates and striking residences. With easy accessibility to local restaurants, boutiques, services, and Metro, this property is also conveniently adjacent to Dupont Circle, The West End, and Foggy Bottom. The Sheridan Garage is just minutes away from Downtown, The Kennedy Center, Museums and major airports.



RESIDENCE FEATURES

- Sleek and contemporary 2500 sq ft Penthouse unit at the Sheridan Garage
- Sun-drenched rooms with walls of glass and three exposures throughout
- Fantastic blend of indoor and outdoor living with four balconies and a wraparound rooftop terrace
- Beautifully designed and well-crafted
- Recessed lighting and gleaming hardwoods
- Central living/dining room with gas fireplace
- Powder room
- Bright gourmet kitchen complete with Wolf range, wine refrigerator, Subzero, breakfast bar, and beautiful custom cabinetry
- Adjacent breakfast room with balcony
- Sunroom surrounded by windows
- Master bedroom showcases a spa-like master bath with dual vanity and soaking tub, walk-in closet, and private balcony
- Second bedroom with walk-in closet, en-suite bath, and private balcony
- Upper level family room/third bedroom with cathedral ceiling and walls of windows
- Family Room/third bedroom leads to the wraparound rooftop terrace with views of Rosslyn and the Washington Monument
- Spacious rooftop patio with western, southern, and eastern panoramic views
- Two underground garage spaces



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IMPORTANT INFORMATION

- Bedrooms: 2-3
- Baths: 2.5
- Levels: 2
- Approximate Living Area: 2,500
- Tax ID: 1264/E/2425
- Monthly Condo Fee: \$1,460.68
- Parking Spaces: 9 + 12

SUPERB LOCATION

- Ideally located equidistant to the restaurants, retail, and services on Wisconsin Ave NW and M Street NW in Georgetown, Foggy Bottom, and Dupont Circle
- Convenient Stores & Services: Whole Foods Market, Trader Joe's, Glen's Garden Market
- Health & Lifestyle: Pure Barre, SoulCycle, Georgetown Yoga, Equinox Sports Club
- Nearby Parks & Recreation: Rose Park, Rock Creek Park, Francis Playground & Swimming Pool, Montrose Park, Dumbarton Oaks Park
- Walk Score: 85
- Transit Score: 81
- Bike Score: 83

CONVENIENT TRANSPORTATION & MAJOR ROADWAYS

- Dupont Metro – Red Line
- Capital Bikeshare stations
- Zipcar locations
- Various bus lines
- Rock Creek Parkway, I-66, George Washington Parkway, Massachusetts Ave, Wisconsin Ave, K St NW