

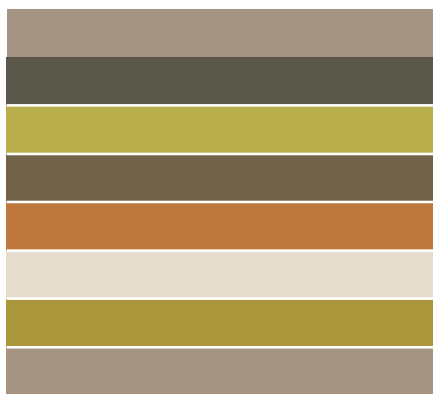
**www. Arlington
Charleston.com**

- ❖ A++ Location in the heart of Arlington located within blocks of both Clarendon & Courthouse Metro Stops
- ❖ 2 total bedroom(s)
- ❖ Hardwood Flooring throughout
- ❖ 2 bathrooms
- ❖ Approx. 1020 sq. ft.
- ❖ Garage space located conveniently across from elevator
- ❖ Enclosed Balcony (Sunroom)
- ❖ Central Vacuum
- ❖ Fitness Center
- ❖ Extra Storage Bin
- ❖ Pet Friendly Building
- ❖ Private outdoor pool
- ❖ Living Room – Dining Room Combo
- ❖ Concierge
- ❖ Heart of Clarendon: steps to Whole foods, countless shops & restaurants

For
SALE

FX

Welcome to your Future Home
2400 Clarendon Blvd. #404 Arlington, VA 22201



Contact us today to set you up with your future home



Reza Rofougaran
NVAR Multi-Million Dollar Sales Club
Managing Broker
Northern Virginia Homes
703-734-0400 (office/Cell)
1-855-528-2930 (E-fax)
Reza@Mris.com

Matt Rofougaran
Real Estate Sales Person
Northern Virginia Homes
703-856-5613 (office/Cell)
1-855-528-2930 (E-fax)
MattRofougaran@gmail.com

Please call to arrange a private viewing

www.ArlingtonCharleston.com

www.NorthernVAHomes.com

Hardwood Flooring throughout

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Updated Kitchen with Stainless Steel Appliances

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Newly Remodeled Bathrooms

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Enclosed Balcony/Sunroom

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Fitness Center

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Private Outdoor Pool



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Beautiful common areas



Newly Remodeled

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Your Newly Renovated Condo

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Location, Location, Location!!!

Heart of Arlington County at Courthouse

Metro: Court House & Clarendon

The Charleston Condominiums is a hi-rise condo community located two blocks from the Courthouse Metro station-only two metro stops from our nation's capital! Though Court House is not merely a suburb of D.C.; it is the center of Arlington County government, and is home to the Arlington County courts, police department and administrative offices. Court House is a perfect blend of commercial, residential and retail, all centered around their close proximity to a metro station. The Charleston Condominium's convenient location is enhanced by its amenities and open floor plans! A professionally landscaped circular drive welcomes visitors. A controlled access lobby provides homeowners with peace of mind on building security. The units feature designer kitchens with serving counters, individual washers and dryers, enclosed balconies, recessed entry doors and ceramic tile baths.



Walk to local Restaurants



Courthouse Metro 1 block away

Year round flea market every Saturday & Sunday



Clarendon Metro 4 blocks away



The Market Common of Clarendon



Newly Remodeled AMC Movie Theaters



Over 30 Restaurants & Eateries

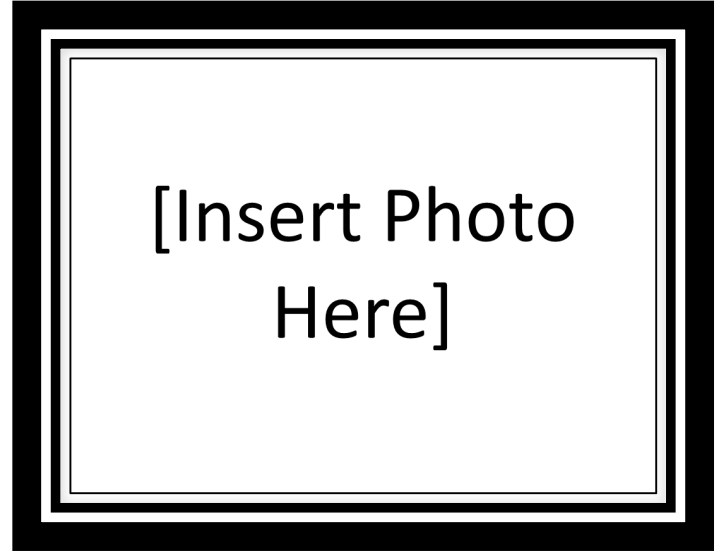


Over 100 stores to choose from

A++ Location! Can't find anywhere better than this: located in the heart of Arlington between the Clarendon and Courthouse Metro stops. Steps to Whole foods and countless shops & restaurants! FABULOUS HARD WOOD FLOORS with two sunny bedrooms, a sunroom, open floor plan and more. Your conveniently located garage space is directly across from the elevator. Building features concierge, exercise room, meeting room, outdoor pool and more.

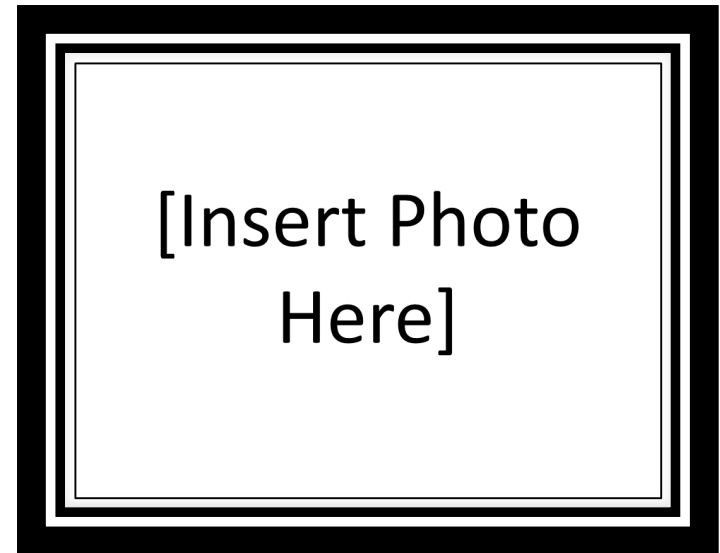
Building Amenities:

- Concierge
- Private Outdoor Pool
- Fitness Center
- Party room
- Parking Garage conveniently located right across from the Elevator
- Controlled access lobby
- Walk to 2 Metro Stations (1 block to Courthouse & 4 blocks to Clarendon)
- Extra Storage Bin
- Bicycle storage
- Close to W&OD Bike/Jog Trail
- Pets allowed: Limit 2 dogs or cats, no size limit



Unit Amenities:

- Enclosed Balcony
- Washer/Dryer in unit
- Hardwood flooring through out
- Recessed entry doors
- Ceramic tile baths
- Powder Rooms
- Living Room - Dining Room Combo
- Square Feet: 1020 sq ft



The Charlestown also offers shopping attractions of its own -- including a new 60,000 square foot Harris Teeter and Starbucks - just steps away from every Park Crest front door.

The Charleston
Metro: Court House & Clarendon

The Charleston offers most of the amenities that homeowners have come to expect in modern condominium living (outdoor pool, fitness center, party room, garage parking & front desk concierge). Homeowners who live in The Charleston Condominiums' have plenty of choices for shopping and fun things to do. Atop the Metro station is Courthouse Plaza, a lovely pedestrian mall with 19 shops and restaurants where outdoor concerts held during the summer months amidst the trees and bubbling fountains. There is also a movie theater (AMC Courthouse Plaza 8), and a farmers market on Saturday

mornings when the weather allows. Close to the nightlife and fun that epitomizes Arlington's Courthouse & Clarendon district, The Charleston Condominiums offer residents everything they need.



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Walking Distance to Courthouse or Clarendon
Theater- AMC Courthouse Plaza 8

Restaurants/Bars- Ray's the Steaks, Brooklyn Bagel
Bakery, Five Guys, Earl's Sandwich, Ireland's Four
Courts, Fire Works Pizza, Sala Thai, Hikaru Sushi,
Quiznos Sub, Kitty O'Shea's, Subway, Summers
Restaurant, Java Shack, Bayou Bakery, Cosi

Retail- ShoeFly, The Papery, Ispirato, a.k.a. Spot

Grocery- Whole Foods

Farmers' Markets- Arlington Farmers' Market is held every Saturday morning (year-round) from 8 am to noon (N. Courthouse Road and N. 18th and Uhle Streets; 3100 Wilson Blvd) you will find fresh produce from over 30 vendors (no pets please). Clarendon Farmers' Market is held every Wednesday (year-round) from 3 to 7 pm right outside the Clarendon Metro station and features over 15 vendors selling organic produce, baked goods, plants, herbs, homemade soaps & more. Georgetown Flea Market is held in the Court House metro parking lot, year 'round, every Sunday and features antiques and collectibles like furniture, art, china, vintage clothes and old toys. Saturday from 9 am to 4 pm and Sunday from 8 am to 4 pm.

Schools

- Key Elementary
- Williamsburg Middle
- Yorktown High

2 Bedroom

2 Full bathrooms

Sun-drenched sunroom

Balcony w/great views

and much much more



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THE FLOOR PLAN

The Jasmine - 2 Bedrooms



*Please note: Although we feel that this floor plan is accurate, please understand that we can not guarantee its accuracy