



8 New Townhomes East of the River

TheOverlookAtAnacostia.com

About Overlook



The Overlook at Anacostia is currently under construction and is scheduled to be delivered in December 2021.

Join our growing reservation list for a chance to own one of the townhomes for yourself by visiting www.TheOverlookAtAnacostia.com!





Unparalleled Views **OF DC'S ICONIC MONUMENTS**

The Overlook at Anacostia consists of eight brand-new modern, contemporary townhomes with stunning views of some of the district's most noteworthy sights like the Washington Monument and the Thomas Jefferson Memorial. Located just minutes from the heart of Anacostia, Capitol Hill, and the Navy Yard, these homes are situated in an ideal location for city dwellers looking to be close to it all while also having space to grow and call their own.

Luxury Amenities



Artist rendering only. Please see back for disclaimer.

Each townhome boasts a total of approximately 2,300 square feet with 4 bedrooms and 3.5 bathrooms. Some amazing features include an open floorplan, a spacious deck off the dining area where you can take in the great DC views, stainless steel high-end appliances, and a fully finished basement for entertaining in style!

INSIDE THE OVERLOOK

- 3 Stories of Spacious Living
- Open Floor Plan
- Plenty of Natural Light
- Spectacular Views of DC's Top Monuments
- Fully Finished Basement
- His and Hers Closets in the Primary Suite
- Walk-in Shower
- Energy Efficient-All Electric
- High Ceilings

LUXURY FEATURES

- Stainless Steel Appliances
- Hardwood Floors
- Expansive Deck
- Quartz Countertops
- Tiled Shower
- Contemporary Fixtures



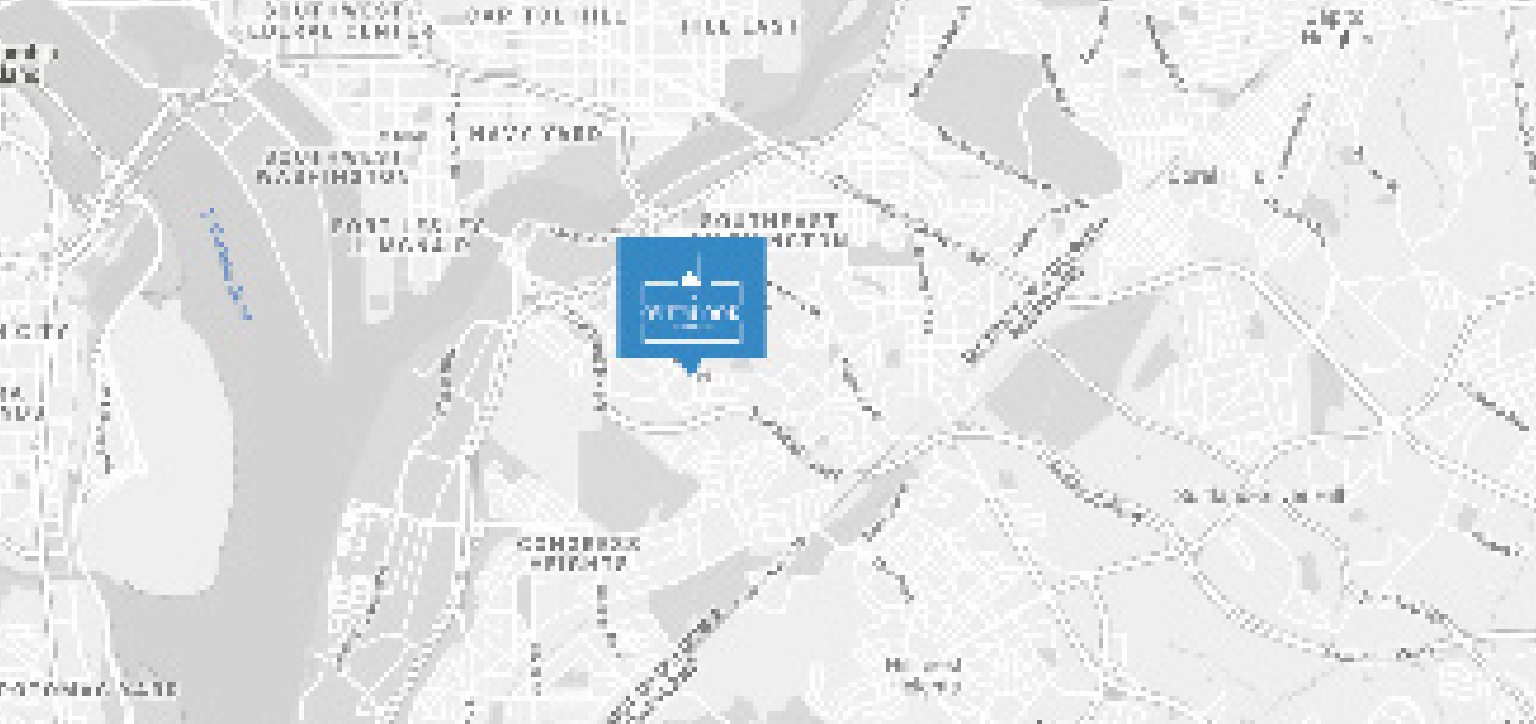
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The Neighborhood



Beaming with rich African American culture and history, Anacostia (once a settlement of the Nacotchtank, a Native American Algonquian tribe) was known as Uniontown in the mid-1800s, making it one of the District's earliest suburbs and oldest neighborhoods. Many of the original homeowners were employees of the Navy Yard just across the river. Today, Anacostia is a vibrant community known for its celebrated Historic District with over 500 buildings, some of which are national attractions including the home of renowned abolitionist, Frederick Douglass, Cedar Hill, run by the National Park Service, and the newly renovated Smithsonian Anacostia Community Museum.

Looking to have fun in Anacostia? There's plenty of activities and amenities to enjoy in the neighborhood. Watch a performance at the Anacostia Playhouse, grab some old-fashioned skates at DC's only remaining roller rink- Roller Skating Pavilion, enjoy a cup of coffee with friends at Capital One Café at MLK Gateway, or catch a glimpse of local art at the Anacostia Arts Center for an exciting day in the neighborhood.



NEARBY AMENITIES

- Entertainment & Sports Arena
- Kenilworth Aquatic Gardens
- 11th Street Bridge Park
- Fort Stanton Recreation Center
- Martha's Table
- Planet Fitness
- Fort Circle Hiker-Biker Trail
- Anacostia Park
- Big Chair

TRANSIT

- Anacostia Metro
- Congress Heights Metro

RETAIL & RESTAURANTS

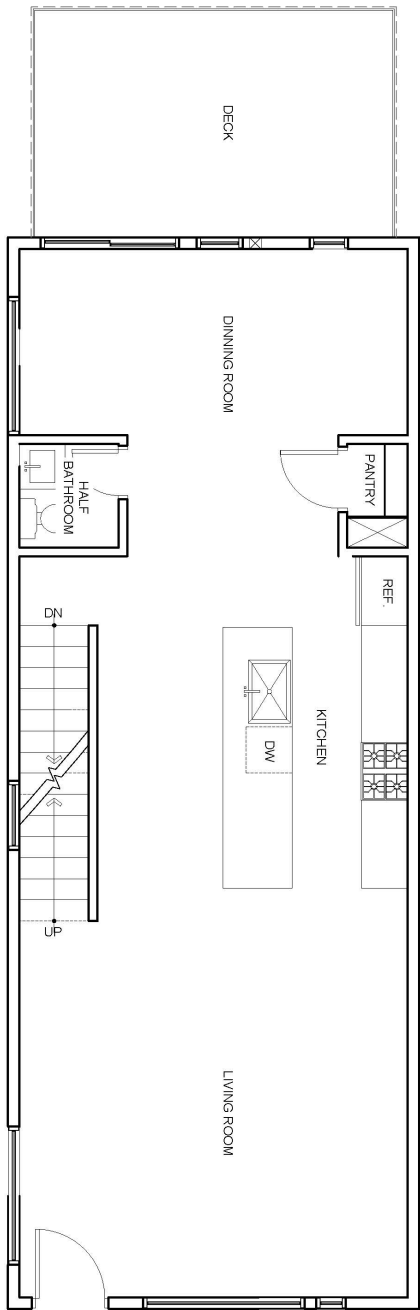
- MLK Gateway
- Busboys and Poets
- Mimi's Ethiopian BBQ
- Thai Orchid's Kitchen
- Moruss Seafood & Crab House
- Giant Food
- Safeway
- CVS
- Starbucks
- Capital One Café

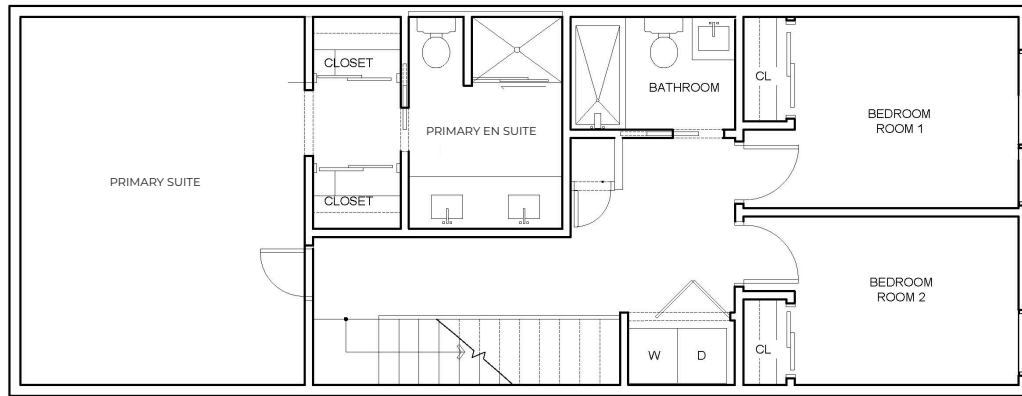


The Community

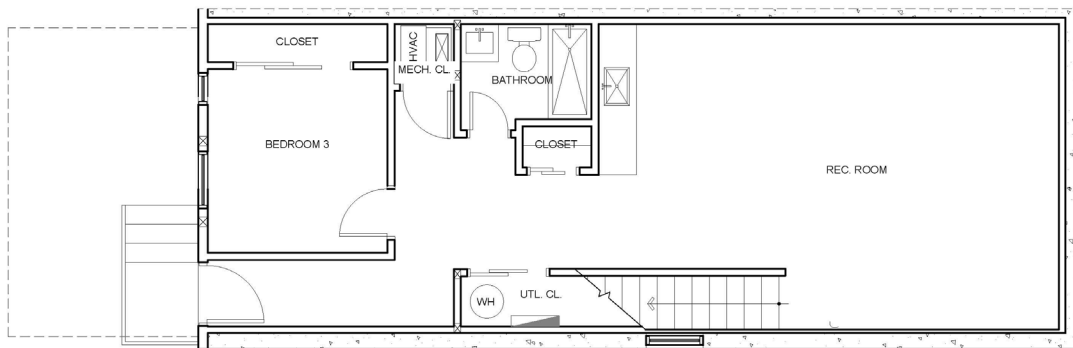


MAIN LEVEL





UPPER LEVEL



LOWER LEVEL



Floorplans