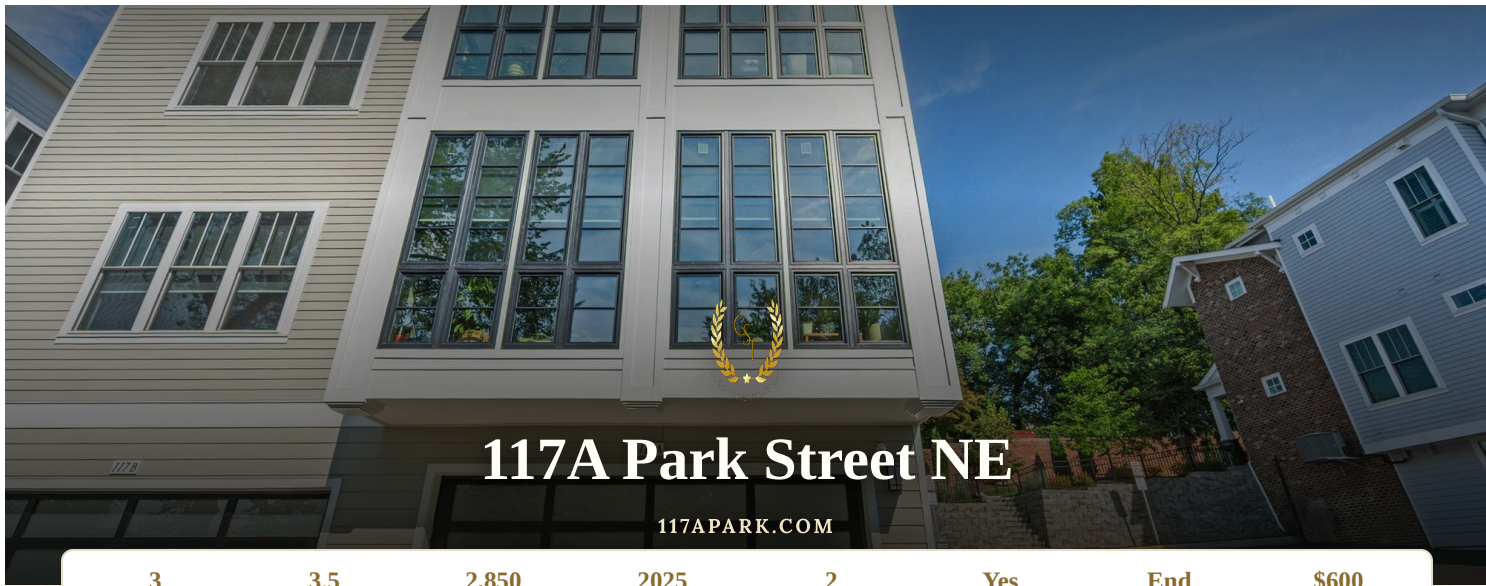




117A Park Street NE

117APARK.COM

3	3.5	2,850	2025	2	Yes	End	\$600
BEDROOMS	BATHROOMS	SQUARE FEET	YEAR BUILT	CAR GARAGE	PRIVATE ELEVATOR	UNIT	CONDO FEE, MONTHLY

A Private Elevator to Every Level

Convenience now, and the ability to age in place · Three levels, 2,850 square feet · High ceilings throughout

Wolf, Sub-Zero and Miele in the Kitchen

Luxury cabinetry and engineered wood flooring · Opens to light-filled living and dining space · Two-car garage plus a reserved space

Four-Season Room Over the Foliage

A private feel in the center of Vienna · Motorized shades, top-down and bottom-up · Blackout shades in every bedroom

Built 2025, End Unit, Downtown Vienna

Bukont Homes — Grove on Park, Aspen model · Walk to Church Street and the Town Green · Condo fee covers water, exterior and snow

Authenticated Values™

Built 2025 · 2,850 SF · Assessment \$1,781,900

CUSTOMARY VALUE

\$1,920,000

PREMIUM VALUE

\$2,025,000

OTHER UPGRADES

Built 2025 — move-in ready in the heart of downtown Vienna.

Grove on Park Condo Association — \$600 per month

Includes water, exterior maintenance, snow removal, and insurance for the common areas and building

HVAC: 3 electric zones serving the living levels and four-season room

Ceiling fans in all bedrooms, the living room and the four-season room

Motorized window treatments with top-down / bottom-up operation, blackout shades in all bedrooms

Glass enclosures on all showers and the bathtub

Oversized laundry room

Front and rear security cameras with keypad door locks tied to the security system

Automated timers on exterior lighting

In-wall safe in the primary bedroom closet

Public water and sewer

Cox internet, with Verizon available

A short walk in any direction to shops, restaurants and everyday conveniences

Foliage views give a surprisingly private setting for such a central location

Great neighbors and a strong sense of community

SCHOOLS

Vienna Elementary School

Thoreau Middle School

Madison High School

What the Owners Love

The private elevator makes moving larger items between floors easy, and offers the option to age in place

Directly in the center of downtown Vienna — a short walk in virtually any direction to shops, restaurants and everyday conveniences



Morgan Samson & Colby Smyth

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