



midtown

ALEXANDRIA STATION

Address	2451 Midtown Avenue, Alexandria, VA 22303	
Community	Huntington Fairfax County	
Overview	369 Units 16-Story High-rise Condominium New Construction Adjacent to Huntington Metro 3.43 acres	
Project Team	Developer	KETTLER
	Architect	Dorsky Hodgson Parrish Yue
	General Contractor	Bovis Lend Lease
	Interior Designer	Design Works Interiors, Inc.
	Landscape Architect	TWS Design
Timeline	Construction start: February 2005 Sales start: June 2005 1st delivery: March 2007	
Gross Sales	131.2MM	
Unit Mix	Studio: 4.1% 1BD/1BA: 43.6% 1BD/1BA+Den: 21.7% 2BD/2BA: 28.2% 2BD/2BA+Den: 2.4%	
Finishes & Features	Expansive windows Amazing city, river and sunset views Designer kitchens with Italian cabinetry, granite countertops, gas cooking, and stainless steel GE Profile™ appliances Designer bathrooms with oversized tubs Berber carpeting Upgraded lighting Ceramic flooring in foyers, kitchens and baths Available in some homes: Island kitchens Pantries Walk-in closets Built-in computer nooks Double vanity sinks Standing showers Private terraces adjacent to pool deck Balconies Patios	
Amenities	Expansive swimming pool with waterfall, spa, and landscaped sundeck with bar designed for full service Outdoor grill area Sports club with massage room Concierge services provided by VIPDesk Stylish clubroom with outdoor terrace and amazing city views Cyber café with wireless high-speed Internet access Guest suite 24-hour front desk Weekend valet parking for guests Controlled-access garage parking & doors Bicycle Storage On-site storage	
Neighborhood	Huntington Metrorail station and bus Amtrak/VRE I-496, I-395, I-95 and Rt.1 Reagan National Airport Old Town Alexandria and the waterfront 12-acre Mt. Eagle Park Harris Teeter Belle Haven Country Club Carlyle neighborhood Shops & restaurants at Potomac Yard AMC Hoffman Center 22 Fashion Centre at Pentagon City The Pentagon Downtown Washington, D.C.	
Awards	2006 NAHB Pillars of the Industry: Silver - Best Condominium Brochure 2006 NVBIA MAME Award: Winner - Best Sales Pavillion 2006 NVBIA Mame Award: Winner - Best Overall Marketing 2007 NVBIA Monument Award: Best New Condo Under \$375,000	