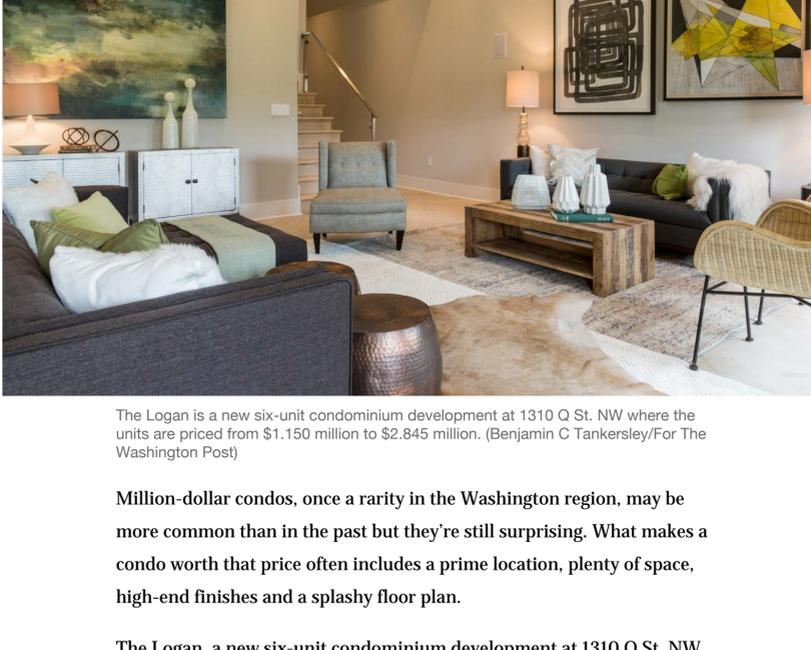


Real Estate

The Logan's million-dollar condos hit all the marks

By Michele Lerner May 9



The Logan is a new six-unit condominium development at 1310 Q St. NW where the units are priced from \$1.150 million to \$2.845 million. (Benjamin C Tankersley/For The Washington Post)

Million-dollar condos, once a rarity in the Washington region, may be more common than in the past but they're still surprising. What makes a condo worth that price often includes a prime location, plenty of space, high-end finishes and a splashy floor plan.

The Logan, a new six-unit condominium development at 1310 Q St. NW where the units are priced from \$1.150 million to \$2.845 million, hits all those buttons.

Several factors make the Logan different from typical condo developments in the city: Each unit has a different floor plan with private elevator access. The condos have 1,600 to 3,500 square feet. Each has private outdoor space. And the construction standards are exceptionally high.

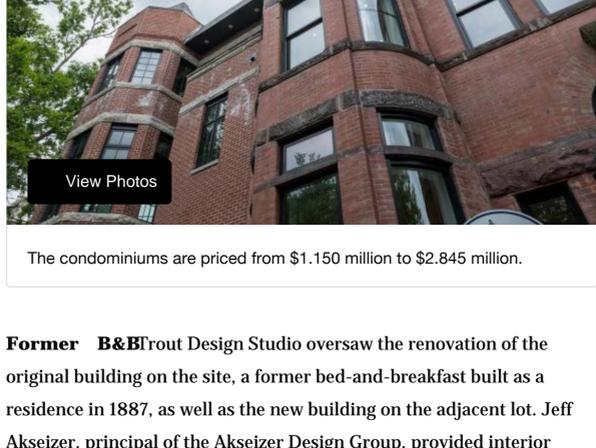
For example, the custom-made solid wood interior doors are nine feet tall and the kitchen cabinets, imported from Italy, were installed by a craftsman brought to the District from New York state for his experience with the product.

[\[Corbett Manor in Springfield, Va., to offer 'a little oasis in a big world'\]](#)

Marble waterfall-style islands have been seen before in upscale kitchens, but here the installers carefully matched the veins in the marble and mitered the pieces so the seam is nearly invisible. Even the bathroom counters have waterfall sides visible from inside the shower or free-standing tub.

"We paid careful attention to every detail, such as adding multiple layers of soundproofing between all the floors and choosing a high-velocity heating and air-conditioning system that can be tucked into the ceiling for a smoother look," says Matt Shkor, a principal at Potomac Construction Group in Bethesda, Md., and the developer of the Logan. "We milled the six-inch-wide hardwood flooring on site and installed it in a herringbone pattern with a tongue-and-groove on each end so it stays in place better."

Buying New | The Logan in Northwest Washington



[View Photos](#)

The condominiums are priced from \$1.150 million to \$2.845 million.

Former B&B Trout Design Studio oversaw the renovation of the original building on the site, a former bed-and-breakfast built as a residence in 1887, as well as the new building on the adjacent lot. Jeff Akseizer, principal of the Akseizer Design Group, provided interior design services.

Five of the six condos at the Logan are in a newly constructed building with an elevator that opens directly into each unit. The two-level units have elevator access to both levels.

Unit Six, a three-bedroom condo with four bathrooms, is priced at \$2.495 million. This two-level penthouse has 2,599 square feet and is wrapped in 11-foot-high windows. The ceilings in this unit are 12 feet high. The first level has an open floor plan with a living area, a dining area, and a center-island kitchen with extensive storage on the island and a wine refrigerator in addition to other upgraded appliances.

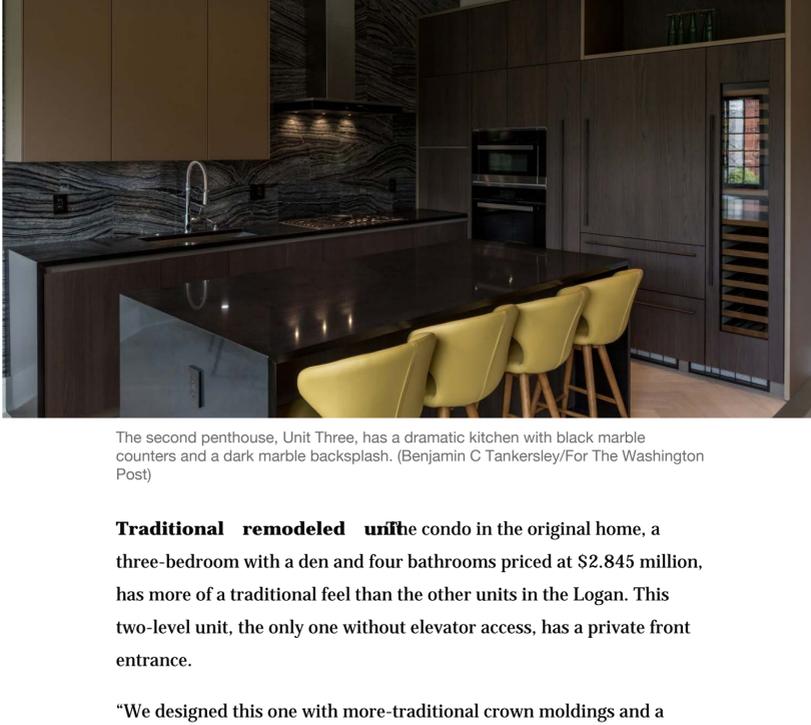
"This unit gets natural light through windows on three sides," Shkor says.

[\[Chevy Chase Lake townhouses draw inspiration from brownstones in New York and Chicago\]](#)

Each unit can be customized with a gas fireplace and with automated window treatments. Every condo comes with a voice- and phone-activated smart-house system by Artistic Home Automation that can control the blinds, security, the thermostat and a multi-source sound system that can distribute different music to every room.

The upper level of Unit Six has a master bedroom with a sitting area tucked into a bay window overlooking Q Street, two more bedrooms and an open family room. Stairs lead to the 1,000-square-foot roof terrace that has been plumbed for a gas grill and a full outdoor kitchen.

The second penthouse, Unit Three, has three bedrooms, four bathrooms, a front balcony and a roof terrace. This unit has a dramatic kitchen with black marble counters and a dark marble backsplash and the open living area has a 15-foot-wide wall perfect for an art collection.



The second penthouse, Unit Three, has a dramatic kitchen with black marble counters and a dark marble backsplash. (Benjamin C Tankersley/For The Washington Post)

Traditional remodeled unit the condo in the original home, a three-bedroom with a den and four bathrooms priced at \$2.845 million, has more of a traditional feel than the other units in the Logan. This two-level unit, the only one without elevator access, has a private front entrance.

"We designed this one with more-traditional crown moldings and a slightly more-traditional floor plan, but you can still see straight through 80 feet from the front bay window to the back of the breakfast area," Shkor says.

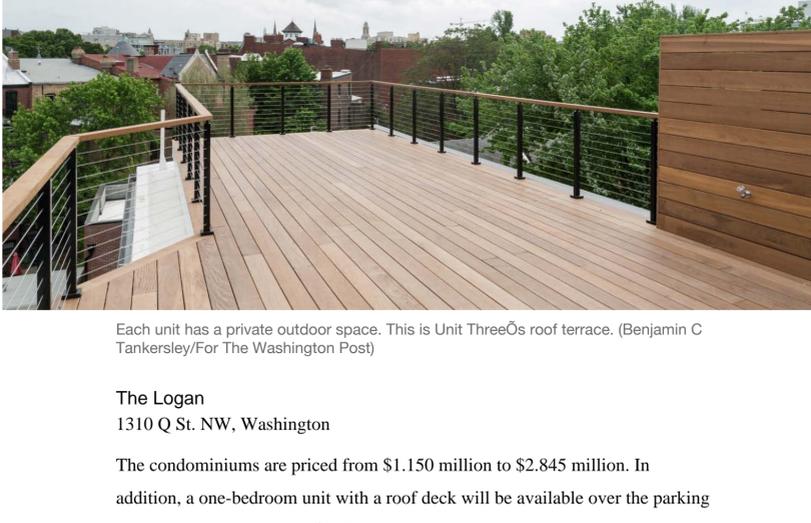
The main level has a living area, a dining area and a modern kitchen with Snaidero Italian cabinets, Wolf and Sub-Zero stainless-steel appliances and Calacatta Gold marble counters. Overhead is a remote-controlled range hood tucked into the ceiling. Upstairs are three bedrooms, each with their own bathroom with hand-laid marble and stone tiles. The master bathroom in each unit has a free-standing oval bathtub by Victoria and Albert. All other plumbing fixtures in every unit are from Waterworks. A den or fourth bedroom also has a door into one of the full bathrooms. The upper level also has a full-size laundry room. The unit comes with a patio and parking for two cars.

What's nearby The Logan sits less than a block from 14th Street NW, where some of the city's most popular restaurants, bars and shops are. Residents can walk to Pearl Dive Oyster Palace, Le Diplomate and Ghibellina for food and drinks; the Black Cat, the Source theater and Studio Theatre for entertainment; and Room&Board, Mitchell + Gold, West Elm and Trader Joe's to shop. All are within a few blocks.

More music venues, nightlife and restaurants are nearby on U Street and in Adams Morgan, Dupont Circle and Shaw or north on 14th Street to Columbia Heights.

Schools: Garrison Elementary, Cardozo Education Campus.

Transit: Four Metro stations are within a mile of the Logan: U Street and Shaw for service on the Green and Yellow lines, Dupont Circle for the Red Line, and McPherson Square for service on the Blue, Orange and Silver lines. Numerous Metrobus routes and Circulator bus stops are also nearby.



Each unit has a private outdoor space. This is Unit Three's roof terrace. (Benjamin C Tankersley/For The Washington Post)

The Logan
1310 Q St. NW, Washington

The condominiums are priced from \$1.150 million to \$2.845 million. In addition, a one-bedroom unit with a roof deck will be available over the parking garage across the alley for \$749,000.

Builder: Potomac Construction Group

Features: The condos have two or three bedrooms, private elevator access to five of the six units, high ceilings, six-inch-wide wood flooring finished on site in a herringbone pattern, eight-foot-high doors, eight-foot-high windows, marble counters, Wolf and Sub-Zero stainless-steel appliances and Snaidero Italian cabinets in the kitchen. They also have marble and stone bathrooms, a free-standing tub in the master bathrooms with a frameless glass shower. The condos also have smart house technology, including a video door entry system and a security system. Some of the units include a den, and each unit has private outdoor space and parking for one or two cars.

Bedrooms/bathrooms: 2 or 3 / 3 or 4.

Square footage: Approximately 1,565 to 3,460.

Homeowner association fees: \$151 to \$329 per month.

View models: By appointment.

Contact: Associate broker Kimberly Casey at 202-361-3228 or associate broker Daryl Judy at 202-380-7219, both with Washington Fine Properties, or visit <http://thelogandc.com>.