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Phase 1 Delivered at Woodley-Wardman

March 16, 2011 – The Woodley-Wardman Condominium is bustling with activity this month as 10 of the 16 units in phase 1 (historic townhouse phase) are being delivered and unit owners are moving in. “It is the culmination of eight years of very gratifying work to see new unit owners take possession of their completed units and to see the project reach this significant milestone,” said Julio Murillo, managing member of MMg Development (www.mmgdevelopment.com). Construction continues on Phase 2, the residences in the seven-story rear structure, which are expected to deliver in Q3 2011.

Conceptualized and designed by Argentine-born architect/designer Carina Lopez in conjunction with Bonstra | Haresign Architects, the units are drawing first-time homebuyers, move-up buyers, young professionals, urban families and empty nesters.

Media interested in seeing the progress at The Woodley-Wardman Condominium should the contact Karen Saverino at karen@eightfoldstrategy.com or 202-239-5953.

Located in the center of the Woodley Park Historic District on Connecticut Avenue, the project features two original Wardman townhouses developed by British developer Harry Wardman. Wardman is accredited with building 10,000 homes in Washington in the early 20th century, and The Woodley-Wardman Condominium offers an exquisite example of History Made Modern™. The delivery of the first units comes as the original Wardman townhouses are marking their 100th anniversary this year.

The Woodley- Wardman is a boutique 39-unit condominium consisting of the restoration and renovation of four historic rowhouses facing Connecticut Avenue and the addition of a new seven-story structure in the rear portion of the lots to include an underground parking garage for 24 vehicles. An additional eight parking spaces will be created at grade level off the rear alley. The project offers 33 unique floor plans including studios, one-bedrooms, two-bedrooms, three-bedrooms and penthouses ranging from \$300,000 to over \$2 million dollars. The building features a public courtyard/garden, private balconies/terraces, concierge services, and optional onsite car sharing services.

He was known for creating homes of generous size and solid construction using elegant brick facades. At the end of Wardman’s illustrious career, one out every 10 homes in Washington had been built by him. Wardman is also credited with having developed the Hay-Adams, the St. Regis and the Wardman Park Hotel.

All units feature open-space designs with contemporary kitchens, state-of-the-art technology, audio visual and home entertainment technology. Luxurious finishes include pre-finished maple hardwood floors,

under cabinet lighting, stainless steel appliances and fixtures, sound attenuation floor and wall systems, walk-in closets with Elfa storage systems and private balconies and roof decks.

Offering a special appeal to the environmentally conscious, the units are located within a short walk to the Metro and built in accordance with MMG's green design approach, an approach it has been using for decades long before the green movement began. The project emphasizes the use of products and materials that minimize energy consumption, reduce sound pollution and decrease operating costs. Download a PDF on the green design at http://www.woodley-wardman.com/2007/pdfs/mmg_green.pdf