

**FENESTRA**  
APARTMENTS

ROCKVILLE  
TOWN  
SQUARE

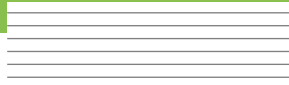
20 Maryland Ave.  
Rockville, MD 20850  
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Live in the

# *Jewel of Rockville*

*The Fenestra at Rockville Town Square* in Rockville, Maryland is a suburban sanctuary surrounded by modern urban style. Centered at the heart of Rockville Square, our three mid-rise buildings include spacious studio, one, two and three bedroom residences within steps of so many modern conveniences—boutique shopping, dining options and trendy nightspots. The Metro is right across the street, making commuting simple. Our vibrant courtyards encourage residents to mingle at outdoor events. Become a part of what's happening at The Fenestra at Rockville Town Square. You'll feel right at home.



## Your Neighborhood

As the social and cultural hub of the area, Rockville Town Square is a prime location to plant roots. And with the Red Line Metro just blocks away, it makes for an easy commute to Bethesda and DC. Enjoy a bike ride through the neighborhood's picturesque streets by day or hit the town's various hotspots for a fun night out with friends. Hop on the train or keep it local. You can't go wrong either way.

The Fenestra is pet-friendly. Cats and most breeds of dogs are welcome. Please check with a leasing consultant for specific pet guidelines.

## Your Amenities

### Community Amenities

- Clubrooms and billiards lounge
- 24-hour fitness centers and yoga space
- Courtyard terrace with lounge areas
- Saltwater pool
- Complimentary coffee service
- Community-wide Wi-Fi
- Street-level shopping, dining and services
- Private garage parking and bike lockers
- Package acceptance
- Concierge service

### Suite Amenities

- Superior finishes, such as hardwood flooring, granite and stainless steel
- Gourmet chef-inspired kitchens
- Energy-efficient gas, heating and cooking
- Spacious closets, storage and pantry
- Luxurious baths with soaking tubs
- Full size washer/dryer
- Sleek track lighting
- 9' ceilings with vaulted ceilings\*
- Private terraces and balconies\*

\* Available in select suites

## Your Space

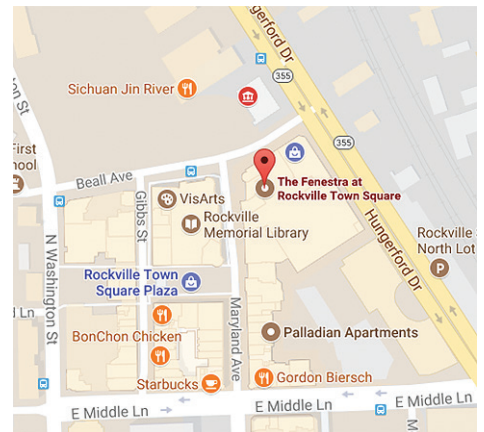
- Studio / 1 Bath: 552 SF – 558 SF
- 1 Bed / 1 Bath: 734 SF – 1057 SF
- 2 Bed / 1 Bath: 1005 SF
- 2 Bed / 2 Bath: 1025 SF – 1670 SF
- 2 Bed / 2.5 Bath: 1520 SF
- 3 Bed / 2 Bath: 1331 SF – 1673 SF

## Your Lifestyle

Morguard is committed to providing an exceptional living experience in our owned and managed apartment homes. We are embedded in the community. Our professional on-site community managers are dedicated to providing unrivaled customer service. We take the time to know our residents and to meet their expectations – consistently.

We provide seamless online services to simplify your lifestyle with access to online applications, leases, renewals, payments and maintenance requests. Connect with Morguard directly from your desktop, laptop, tablet or smartphone.

## Your Destination



Map data ©2019 Google

**20 Maryland Ave.  
Rockville, MD 20850**

The Fenestra is in the heart of Rockville Town Square, across from Rockville Memorial Library. The leasing office is located on the corner of Beall Ave. and Maryland Ave.

## Your Contact

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It's our place to make *your home*

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