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**3122 N ST NW, WASHINGTON, DC 20007**ML#: [DC7686410](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Fee Simple

Contract Date: 09-Jun-2012

Close Price: \$3,425,000

Date Avail:

Type: Attach/Row Hse

Style: Federal

BR/FB/HB: 4/4/2

Lot AC/SF: .091 / 3972

SQFT-Tot Fin: 4,400

Lvls/Fpl: 4/4

Construction: Brick

Basement: No,

Parking: Garage

# Gar/Cpt/Assgn: 1//

Heat/Cool: Natural Gas/Radiant, Radiator/Electric/Central A/C

Water/Swr: Public/Public Sewer

List Date: 08-Sep-2011

LP: **\$3,995,000**

Transaction Type: Standard Sale

Total Taxes: \$21,705

Close Date: 06-Sep-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: XXXX

Yr Blt: 1845

HOA/CC Fee: /

Tax Living Area: 3,828

Vacation Y/N: No

DOMM/DOMP: 275/275

Update Date: 10-Sep-2012

Company: TTR Sotheby's International Realty

Remarks: Stately & sophisticated Federal, ideal for grand entertaining. Excellent scale throughout, large formal rooms, high ceilings, four fireplaces. Inviting library, formal dining room, chef's kitchen, breakfast room, double parlor living room. Spacious master suite w/ sep. shower/whirlpool tub. Deep private rear garden, one-car attached garage.

Directions: South on Wisconsin, east on N Street to property



Image 1 of 20

**2509 P ST NW, WASHINGTON, DC 20007**ML#: [DC7834411](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Fee Simple

Contract Date: 09-May-2012

Close Price: \$1,700,000

Date Avail:

Type: Attach/Row Hse

Style: Federal

BR/FB/HB: 4/3/1

Lot AC/SF: .053 / 2307

SQFT-Tot Fin:

Lvls/Fpl: 3/1

Construction: Brick

Basement: Yes, Fully Finished

Parking: Street

# Gar/Cpt/Assgn: //

Heat/Cool: Natural Gas/Forced Air/Electric/Central A/C

Water/Swr: Public/Public Sewer

List Date: 04-May-2012

LP: **\$1,595,000**

Transaction Type: Standard Sale

Total Taxes: \$11,511

Close Date: 21-Sep-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: 0000

Yr Blt: 1900

HOA/CC Fee: /

Tax Living Area: 1,994

Vacation Y/N: No

DOMM/DOMP: 5/5

Update Date: 21-Sep-2012

Company: Washington Fine Properties LLC

Remarks: Beautifully renov. 4BR/3.5 BA located in Gtown's East Village across from Rose Park. Features include hrdwd flrs, crown molding, skylights, Conrad shades, waterworks tile, speaker system on main floor and garden, gourmet kitchen w/top of the line appliances opening to the Family Room looking out on blue stone patio, beaut master suite & lower level in-law suite w/kitchenette. Rental parking avail.

Directions: P Street between 26th and 25th Streets

**2500 Q ST NW #102, WASHINGTON, DC 20007**

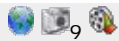


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ML#: [DC7855826](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Condo

Contract Date: 09-Aug-2012

Close Price: \$450,000

Date Avail:

Type: Mid-Rise 5-8 Floors

Style: Georgian

BR/FB/HB: 2/2/0

Lot AC/SF: /

SQFT-Tot Fin: 1,054

Lvls/Fpl: 1/0

Construction: Brick

Basement: No,

Parking: Assigned, Garage, On-site Prk/Rent

# Gar/Cpt/Assgn: 1//1

Heat/Cool: Natural Gas/Radiator/Electric/Wall Unit

Water/Swr: Public/Public Sewer

List Date: 02-Jun-2012

LP: **\$479,000**

Transaction Type: Standard Sale

Total Taxes: \$3,164

Close Date: 30-Sep-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: DC#9 G12

Yr Blt: 1942

HOA/CC Fee: /454.0

Tax Living Area: 1,041

Vacation Y/N: No

DOMM/DOMP: 72/72

Update Date: 05-Oct-2012

Company: Long &amp; Foster Real Estate, Inc.

Remarks: INVESTOR ALERT-LOW PRICE & LOW FEE FOR BIG 2BR/2BA IN G-TOWN w/PARKING! QUIET w/ Verdant views Newly updated Kitchen w/granite & all NEW Appliances! New Floors! Sep. Dining Rm! 1050+ SqFt! Move-in Ready! Investors-Live in or buy & rent! Great Location w/in lovely full service building: 24hr frnt desk, Gym, Bike Strg/Xtra Strg! Rf Deck! Walk to Parks, Embassy Row, Dupont & METRO!

Directions: First Building on Left - Just across the Buffalo Bridge from Dupont and Metro!



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**3259 O ST NW, WASHINGTON, DC 20007**ML#: [DC7862398](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Fee Simple

Contract Date: 11-Jul-2012

Close Price: \$835,000

Date Avail:

Type: Attach/Row Hse

Style: Federal

BR/FB/HB: 2/1/2

Lot AC/SF: .040 / 1750

SQFT-Tot Fin: 1,350

Lvls/Fpl: 3/1

Construction: Wood

Basement: Yes, Cellar, Daylight, Partial

Parking: Street

# Gar/Cpt/Assgn: //

Heat/Cool: Electric, Natural Gas/Radiator/Electric/Central A/C

Water/Swr: Public/Public Sewer

List Date: 11-Jun-2012

LP: **\$849,000**

Transaction Type: Standard Sale

Total Taxes: \$6,948

Close Date: 18-Sep-2012

Seller Subsidy: \$1,000

Ground Rent:

Area:

ADC Map Coord: XXX

Yr Blt: 1850

HOA/CC Fee: /

Tax Living Area: 1,248

Vacation Y/N: No

DOMM/DOMP: 30/30

Update Date: 21-Sep-2012

Company: Washington Fine Properties LLC

Remarks: Delightful Federal, c. 1850, with charming front garden and gracious and welcoming entry; wood floors throughout. Light-filled living room w/built-ins opens to dining room with wall of windows and French doors to garden; renovated kitchen. Master bedroom with half BA en suite + add'l BR with 2 exposures.

Directions: O Street is one way going East - House is in between 33rd and Wisconsin Ave



Image 1 of 1

**1251 35TH ST NW, WASHINGTON, DC 20007**ML#: [DC7863520](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Fee Simple

Contract Date: 19-Sep-2012

Close Price: \$520,000

Date Avail:

Type: Attach/Row Hse

Style: Federal

BR/FB/HB: 2/1/0

Lot AC/SF: .013 / 576

SQFT-Tot Fin:

Lvls/Fpl: 2/0

Construction: Brick

Basement: No,

Parking: Street

# Gar/Cpt/Assgn: //

Heat/Cool: Natural Gas/Forced Air/Electric/Central A/C

Water/Swr: Public/Public Sewer

List Date: 13-Jun-2012

LP: **\$600,000**

Transaction Type: Standard Sale

Total Taxes: \$4,512

Close Date: 28-Sep-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: CHECK MAP

Yr Blt: 1900

HOA/CC Fee: /

Tax Living Area: 848

Vacation Y/N: No

DOMM/DOMP: 100/100

Update Date: 29-Sep-2012

Company: Ruppert Real Estate, Inc.

Remarks: PRICE DROP! Cozy 2 Bed Room beauty in the heart of Georgetown. Live in history with this charming home with private back yard. Bring your design ideas to turn this historic house into a polished gem. Vacant and Sold by Estate in tandem with 1253 35th Street NW. Buy one or both!

Directions: Wisconsin Avenue to N Street to 35th Street NW.



Image 1 of 1



### 1253 35TH ST NW, WASHINGTON, DC 20007

ML#: [DC7863675](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Fee Simple

Contract Date: 19-Sep-2012

Close Price: \$490,000

Date Avail:

Type: Attach/Row Hse

Style: Federal

BR/FB/HB: 2/1/0

Lot AC/SF: .013 / 576

SQFT-Tot Fin:

Lvls/Fpl: 2/0

Construction: Brick

Basement: No,

Parking: Street

# Gar/Cpt/Assgn: //

Heat/Cool: Natural Gas/Forced Air/Electric/Central A/C

Water/Swr: Public/Public Sewer

List Date: 13-Jun-2012

LP: **\$580,000**

Transaction Type: Standard Sale

Total Taxes: \$4,512

Close Date: 28-Sep-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: SEE MAP

Yr Blt: 1900

HOA/CC Fee: /

Tax Living Area: 848

Vacation Y/N: No

DOMM/DOMP: 100/100

Update Date: 29-Sep-2012

Company: Ruppert Real Estate, Inc.

Remarks: \$130K PRICE DROP! Charming Georgetown 2 BR in need of TLC. Great bones with quiet back yard. Near University. Vacant. Estate is selling both 1251 & 1253 - As Is. Buy one or both!

Directions: Wisconsin Avenue to N Street to 35th Street.

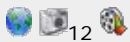


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### 3400 DENT PL NW #1, WASHINGTON, DC 20007

ML#: [DC7889633](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Condo

Contract Date: 01-Aug-2012

Close Price: \$420,000

Date Avail:

Type: Townhouse

Style: Victorian

BR/FB/HB: 1/1/0

Lot AC/SF: /

SQFT-Tot Fin: 775

Lvls/Fpl: 2/1

Construction: Brick

Basement: Yes, Unfinished

Parking: Street

# Gar/Cpt/Assgn: //

Heat/Cool: Natural Gas/Radiator/Electric/Ceiling Fan(s), Window Unit(s)

Water/Swr: Public/Public Sewer

List Date: 20-Jul-2012

LP: **\$425,000**

Transaction Type: Standard Sale

Total Taxes: \$3,878

Close Date: 04-Sep-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: 0000

Yr Blt: 1900

HOA/CC Fee: /145.0

Tax Living Area: 775

Vacation Y/N: No

DOMM/DOMP: 12/12

Update Date: 07-Sep-2012

Company: Long & Foster Real Estate, Inc.

Remarks: A lovely 2 unit corner townhouse. Wood floors, 9' ceilings, fireplace, lots of light, renovated bath and kitchen with eat in space. Small patio in back. Dogs allowed. Easy street parking.. Unit one is the door on the left. First showing Sunday, open 2-4.

Directions: On the corner of 34th Street and Dent Place



Image 1 of 6



### 2500 Q ST NW #526, WASHINGTON, DC 20007

ML#: [DC7905294](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Condo

Contract Date: 24-Aug-2012

Close Price: \$350,000

Date Avail:

Type: Mid-Rise 5-8 Floors

Style: Other

BR/FB/HB: 1/1/0

Lot AC/SF: /

LP: **\$335,000**

Transaction Type: Standard Sale

Total Taxes: \$2,631

Close Date: 14-Sep-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: 0000000000

Yr Blt: 1942

HOA/CC Fee: /606.0



SQFT-Tot Fin: 868  
 Lvl/Fpl: 1/0  
 Construction: Brick  
 Basement: No,  
 Parking: Other

Tax Living Area: 868  
 Vacation Y/N: No

# Gar/Cpt/Assgn: //

DOMM/DOMP: 14/14

Heat/Cool: Natural Gas/Radiant/Electric/Wall Unit  
 Water/Swr: Public/Public Septic, Public Sewer

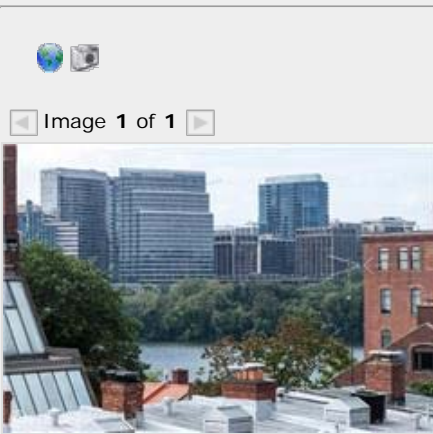
List Date: 11-Aug-2012

Update Date: 19-Sep-2012

Company: Marina E. Mulinos Real Estate

Remarks: Large 1BR/1BA with foyer walk through to kitchen; glorious southern garden views; full-service building with 24-hr front desk; fee includes gas and electric; wonderful roof deck; cats welcome; bus stop at door on P and Q Streets; "AS IS" condition; needs renovation. Tandem parking space available for additional \$80,000 (\$119 monthly fee). Seller has the right to accept or reject any offer.

Directions: West on Q St, cross Dumbarton Bridge to first building on left.



**3210 GRACE ST NW #306, WASHINGTON, DC 20007**

ML#: [DC7923766](#)

LP: **\$699,000**

Status: SOLD

Transaction Type: Standard Sale

Adv Sub: GEORGETOWN

Ownership: Condo

Total Taxes: \$4,250

Contract Date: 10-Sep-2012

Close Date: 25-Sep-2012

Close Price: \$699,000

Seller Subsidy: \$

Date Avail:

Ground Rent:

Type: Duplex

Area:

Style: Split Foyer

ADC Map Coord: 1

BR/FB/HB: 2/2/1

Yr Blt: 1986

Lot AC/SF: /

HOA/CC Fee: /470.0

SQFT-Tot Fin:

Tax Living Area: 1,228

Lvl/Fpl: 2/1

Vacation Y/N: No

Construction: Brick

Basement: No,

Parking: Garage, On-site Prk/Sale

# Gar/Cpt/Assgn: 1//

DOMM/DOMP: 0/0

Heat/Cool: Electric/Heat Pump(s)/Electric/Heat Pump(s)

Water/Swr: Public/Public Sewer

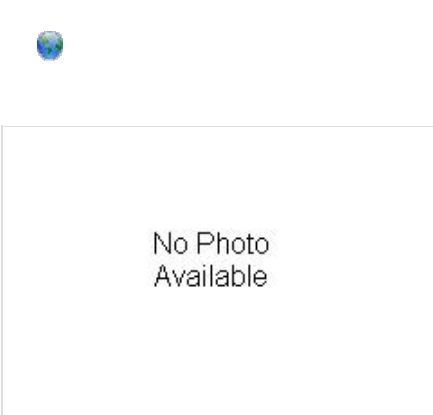
List Date: 10-Sep-2012

Update Date: 25-Sep-2012

Company: TTR Sotheby's International Realty

Remarks: For comp purposes.

Directions: Just in from Wisconsin Avenue - 3210 Grace Street NW.



**3321 N ST NW, WASHINGTON, DC 20007**

ML#: [DC7925390](#)

LP: **\$2,700,000**

Status: SOLD

Transaction Type: Standard Sale

Adv Sub: GEORGETOWN

Ownership: Fee Simple

Total Taxes: \$20,466

Contract Date: 02-Aug-2012

Close Date: 07-Sep-2012

Close Price: \$2,700,000

Seller Subsidy: \$

Date Avail:

Ground Rent:

Type: Attach/Row Hse

Area:

Style: Federal

ADC Map Coord: 0000

BR/FB/HB: 5/5/1

Yr Blt: 1900

Lot AC/SF: .098 / 4260

HOA/CC Fee: /

SQFT-Tot Fin:

Tax Living Area: 5,435

Lvl/Fpl: 4/2

Vacation Y/N: No

Construction: Brick

Basement: Yes, Unfinished

Parking: Drvwy/Off Str, Garage

# Gar/Cpt/Assgn: 1//

DOMM/DOMP: 41/41

Heat/Cool: Other/Other/Other/Other

Water/Swr: Public/Public Sewer

List Date: 02-Aug-2012

Update Date: 12-Sep-2012

Company: Washington Fine Properties LLC

Remarks: ENTERED FOR COMP PURPOSES

Directions: N Street

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