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**3982 GEORGETOWN CT NW, WASHINGTON, DC 20007**ML#: [DC7760141](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Fee Simple

Contract Date: 05-Sep-2012

Close Price: \$1,260,000

Date Avail:

Type: Attach/Row Hse

Style: Colonial

BR/FB/HB: 4/3/1

Lot AC/SF: .056 / 2429

SQFT-Tot Fin:

Lvls/Fpl: 3/2

Construction: Brick

Basement: Yes, Fully Finished

Parking: Garage

# Gar/Cpt/Assgn: 2//

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

Water/Swr: Public/Public Sewer

List Date: 23-Jan-2012

LP: **\$1,290,000**

Transaction Type: Standard Sale

Total Taxes: \$11,416

Close Date: 15-Nov-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: 999

Yr Blt: 1981

HOA/CC Fee: 505.00/

Tax Living Area: 2,072

Vacation Y/N: No

DOMM/DOMP: 227/227

Update Date: 30-Nov-2012

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

Remarks: \*\*\*HUGE PRICE REDUCTION\*\*\* Rarely available townhouse in the original section of Georgetown's Hillandale with an attached 2 car garage and elevator. Wide floor plan, beautiful hardwood floors throughout, 2 fireplaces, high ceilings and patio. 3 bedrooms up and lower level den or 4th bedroom. Shows beautifully.

Directions: Across the street from Georgetown Hospital. From Reservoir road left on 39th , left into Hillandale at Guard House.



◀ Image 1 of 10 ▶

**3024 R ST NW #2, WASHINGTON, DC 20007**ML#: [DC7823337](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Condo

Contract Date: 25-Sep-2012

Close Price: \$501,000

Date Avail:

Type: Townhouse

Style: Federal

BR/FB/HB: 2/1/0

Lot AC/SF: /

SQFT-Tot Fin: 946

Lvls/Fpl: 1/0

Construction: Brick

Basement: No,

Parking: Street

# Gar/Cpt/Assgn: //

Heat/Cool: Natural Gas/Forced Air/Electric/Ceiling Fan(s), Central A/C

Water/Swr: Public/Public Sewer

List Date: 20-Apr-2012

LP: **\$510,000**

Transaction Type: Standard Sale

Total Taxes: \$4,454

Close Date: 16-Nov-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: XXX

Yr Blt: 1890

HOA/CC Fee: /511.0

Tax Living Area: 946

Vacation Y/N: No

DOMM/DOMP: 158/158



Update Date: 30-Nov-2012

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

Remarks: Fantastic new price AND \$12,865 Special Assessment has been paid by seller! Rare Georgetown TH in Montrose Walk Condo & one of the largest- 946 sq ft! View scenic Montrose Park from LR window\* Kitchen w/quality appliances\* LG combo W/D in the unit\* 2 BRs w/lg closets\* Updated full BA w/Premier walk-in tub w/shower & jets\* MBR w/Juliet balcony\* High ceilings, natural light! \* Don't miss this deal!...

Directions: Wisconsin Ave: E on R St--Across from Montrose Park

**3259 PROSPECT ST NW, WASHINGTON, DC 20007**

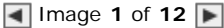




**ML#:** [DC7824144](#) **LP:** **\$1,225,000**  
**Status:** SOLD **Transaction Type:** Standard Sale  
**Adv Sub:** GEORGETOWN **Total Taxes:** \$18,456  
**Ownership:** Fee Simple **Close Date:** 01-Nov-2012  
**Contract Date:** 01-Nov-2012 **Seller Subsidy:** \$  
**Close Price:** \$1,150,000 **Ground Rent:**  
**Date Avail:** **Area:**  
**Type:** Attach/Row Hse **ADC Map Coord:** X  
**Style:** Federal **Yr Blt:** 1865  
**BR/FB/HB:** 3/2/1 **HOA/CC Fee:** /  
**Lot AC/SF:** .057 / 2462 **Tax Living Area:**  
**SQFT-Tot Fin:** **Vacation Y/N:** No  
**Lvls/Fpl:** 3/0 **Construction:** Brick  
**Basement:** Yes, English **DOMM/DOMP:** 194/194  
**Parking:** Drvwy/Off Str, Prk Space Cnvys  
**# Gar/Cpt/Assgn:** // **Heat/Cool:** Natural Gas/Radiator/Electric/Central A/C  
**Water/Swr:** Public/Public Sewer **List Date:** 21-Apr-2012 **Update Date:** 01-Nov-2012

**Company:** O'Neill Realty Advisors, LLC

**Remarks:** Georgetown office building w/PARKING for 5 cars. Uniquely configured parcel. Zoned C2A--commercial, retail, or residential uses. {No kitchen} Same block as Cafe Milano, Mortons, Peacock Cafe, Bangkok Bistro, Georgetown Univ. & 1 blk to M St. Recent systems updates. Floor plans & plat upon request. 24 HOUR NOTICE REQUIRED(Note: no kitchen)

**Directions:** One block northwest of the intersection of Wisconsin & M St NW. Prospect is parallel to M St. and intersects Wisconsin Ave. For parking enter from Potomac St.

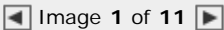




**3222 CHERRY HILL LN NW #B3, WASHINGTON, DC 20007**  
**ML#:** [DC7845048](#) **LP:** **\$449,000**  
**Status:** SOLD **Transaction Type:** Standard Sale  
**Adv Sub:** GEORGETOWN **Total Taxes:** \$3,979  
**Ownership:** Condo **Close Date:** 06-Nov-2012  
**Contract Date:** 26-Sep-2012 **Seller Subsidy:** \$  
**Close Price:** \$435,000 **Ground Rent:**  
**Date Avail:** **Area:**  
**Type:** Garden 1-4 Floors **ADC Map Coord:** 1  
**Style:** Other **Yr Blt:** 1978  
**BR/FB/HB:** 2/2/0 **HOA/CC Fee:** /505.0  
**Lot AC/SF:** / **Tax Living Area:** 1,049  
**SQFT-Tot Fin:** 1,049 **Vacation Y/N:** No  
**Lvls/Fpl:** 3/1 **Construction:** Brick  
**Basement:** No, **DOMM/DOMP:** 132/132  
**Parking:** Street **Update Date:** 06-Nov-2012  
**# Gar/Cpt/Assgn:** // **Heat/Cool:** Electric/Heat Pump(s)/Electric/Heat Pump(s)  
**Water/Swr:** Public/Public Sewer **List Date:** 18-May-2012

**Company:** TTR Sotheby's International Realty

**Remarks:** GEORGETOWN WATERFRONT - NEW PRICE! Two-bedroom, two full bath condominium in the heart of Georgetown. Great opportunity to update the split level property and make it your own. Boutique building, just steps to the stunning new waterfront park. More than 1,000sqft of South facing space - Walk out the door to shops, dining, night life, C&O Canal & Washington Harbour. A+ Georgetown location.

**Directions:** South on Wisconsin, Right on Water, Right on Potomac, Right on Grace, Right on Cecil, Half-way down hill, Cherry Hill lane is on your left.

**2716 O ST NW, WASHINGTON, DC 20007**  
**ML#:** [DC7853671](#) **LP:** **\$1,149,000**  
**Status:** SOLD **Transaction Type:** Standard Sale  
**Adv Sub:** GEORGETOWN **Total Taxes:** \$9,542  
**Ownership:** Fee Simple **Close Date:** 06-Nov-2012  
**Contract Date:** 02-Oct-2012 **Seller Subsidy:** \$  
**Close Price:** \$1,110,000 **Ground Rent:**  
**Date Avail:** **Area:**  
**Type:** Attach/Row Hse **ADC Map Coord:** 0000  
**Style:** Federal **Yr Blt:** 1900  
**BR/FB/HB:** 3/1/1 **HOA/CC Fee:** /  
**Lot AC/SF:** .041 / 1800 **Tax Living Area:** 1,312  
**SQFT-Tot Fin:** **Vacation Y/N:** No  
**Lvls/Fpl:** 3/1 **Construction:** Brick  
**Basement:** Yes, Unfinished **DOMM/DOMP:** 124/124  
**Parking:** Street **Heat/Cool:** Natural Gas/Radiator/Electric/Central A/C  
**# Gar/Cpt/Assgn:** //

Water/Swr: Public/Public Sewer  
List Date: 31-May-2012

Update Date: 07-Nov-2012

Company: Washington Fine Properties LLC

Remarks: Beautiful semi-detached 3BR/1.5 BA home with hardwood floors. a spacious living/dining room, kitchen with stainless steel appliances & granite countertops, renovated full bath with marble floors, an unfinished basement great for extra storage and a phenomenal private patio and deep garden great for entertaining

Directions: O Street between 27th and 28th Streets



Image 1 of 1



**1621 33RD ST NW, WASHINGTON, DC 20007**

ML#: [DC7870973](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Fee Simple

Contract Date: 19-Oct-2012

Close Price: \$787,000

Date Avail:

Type: Semi-Detached

Style: Victorian

BR/FB/HB: 2/2/1

Lot AC/SF: .024 / 1037

SQFT-Tot Fin:

Lvls/Fpl: 3/1

Construction: Brick

Basement: Yes, Partial, Partially Finished

Parking: Street

# Gar/Cpt/Assgn: //

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

Water/Swr: Public/Public Sewer

List Date: 22-Jun-2012

LP: **\$799,000**

Transaction Type: Standard Sale

Total Taxes: \$7,315

Close Date: 13-Nov-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: 0

Yr Bit: 1943

HOA/CC Fee: /

Tax Living Area: 1,330

Vacation Y/N: No

DOMM/DOMP: 120/120

Update Date: 30-Nov-2012

Company: H.A. Gill & Son

Remarks: New Price! Open 9/16, 2-4. Handsome Victorian with 2BR and 2BA + den on 2nd floor, living room with fireplace, big dining room and spacious kitchen on 1st. Finished room on LL. Freshly painted, refin. floors, new wall to wall carpeting in basement, cute brick patio at rear. Walk to everything on Wisconsin Ave. Great value at this price! Vacant and on Sentrilock.

Directions: Wisconsin Ave., west on Q St., first right on 33rd to 1621



Image 1 of 1



**3423 Q ST NW, WASHINGTON, DC 20007**

ML#: [DC7899945](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Fee Simple

Contract Date: 01-Oct-2012

Close Price: \$999,000

Date Avail:

Type: Semi-Detached

Style: Federal

BR/FB/HB: 2/1/1

Lot AC/SF: .026 / 1125

SQFT-Tot Fin: 1,250

Lvls/Fpl: 3/1

Construction: Brick

Basement: Yes, Cellar

Parking: Drvwy/Off Str, Paved Driveway, Prk Space Cnvys, Surface

# Gar/Cpt/Assgn: //

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

Water/Swr: Public/Public Sewer

List Date: 03-Aug-2012

LP: **\$999,000**

Transaction Type: Standard Sale

Total Taxes: \$6,750

Close Date: 05-Nov-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: CALL LA

Yr Bit: 1904

HOA/CC Fee: /

Tax Living Area: 1,158

Vacation Y/N: No

DOMM/DOMP: 59/59

Update Date: 30-Nov-2012

Company: Washington Fine Properties LLC

Remarks: 2nd Bdrm configured as Office. Custom, fine renovation of this caliber is not typically found in houses under \$3M; truly a jewel box. Impeccable Main Lvl w/ plentiful storage. Exceptional Master Ste w/ 9'7" Ceilings. Semi-Detached w/ 3 expos. Reclaimed brick walled Garden w/ bluestone/brick terrace, water spigots, & electric. Wrought Iron gate to 1-Car Parking.

Directions: Between 34th and 35th on Q Street, NW.



Image 1 of 29

**1507 33RD ST NW, WASHINGTON, DC 20007**

ML#: [DC7921583](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Fee Simple

Contract Date: 12-Oct-2012

Close Price: \$1,972,500

Date Avail:

LP: **\$2,100,000**

Transaction Type: Standard Sale

Total Taxes: \$9,558

Close Date: 16-Nov-2012

Seller Subsidy: \$750

Ground Rent:



Type: Semi-Detached  
 Style: Federal  
 BR/FB/HB: 3/3/1  
 Lot AC/SF: .057 / 2488  
 SQFT-Tot Fin:  
 Lvl/Fpl: 3/3  
 Construction: Wood  
 Basement: No,  
 Parking: Surface  
 # Gar/Cpt/Assgn: //

Area:  
 ADC Map Coord: 000  
 Yr Bit: 1900  
 HOA/CC Fee: /  
 Tax Living Area: 2,488  
 Vacation Y/N: No

DOMM/DOMP: 36/36  
 Heat/Cool: Natural Gas/Forced Air/Electric/Central A/C

Water/Swr: Public/Public Sewer  
 List Date: 06-Sep-2012

Update Date: 01-Dec-2012

Company: TTR Sotheby's International Realty

Remarks: Charming 3 bed/3.5 bath home completely restored, expanded and renovated for contemporary living, while still maintaining its timeless and historic aesthetic inside and out. All new systems, chefs kitchen connecting to bright family room, Waterworks bathrooms, custom moldings and trim, radiant heat floors, reclaimed heart pine floors, & 3 marble fireplaces. Private garden with parking.

Directions: Located between P Street and Volta Place.

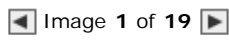




**1313 35TH ST NW, WASHINGTON, DC 20007**  
 ML#: [DC7926704](#) LP: **\$1,250,000**  
 Status: SOLD Transaction Type: Standard Sale  
 Adv Sub: GEORGETOWN  
 Ownership: Fee Simple Total Taxes: \$9,335  
 Contract Date: 29-Sep-2012 Close Date: 15-Nov-2012  
 Close Price: \$1,150,000 Seller Subsidy: \$  
 Date Avail: Ground Rent:  
 Type: Semi-Detached Area:  
 Style: Federal ADC Map Coord: 1111  
 BR/FB/HB: 3/3/0 Yr Bit: 1910  
 Lot AC/SF: .026 / 1123 HOA/CC Fee: /  
 SQFT-Tot Fin: Tax Living Area: 1,368  
 Lvl/Fpl: 3/1 Vacation Y/N: No  
 Construction: Brick  
 Basement: Yes, Daylight, Partial, Full, Heated, Outside Entrance, Rear Entrance, Windows  
 Parking: Street  
 # Gar/Cpt/Assgn: // DOMM/DOMP: 16/16  
 Heat/Cool: Natural Gas/Radiator/Electric/Central A/C  
 Water/Swr: Public/Public Sewer  
 List Date: 14-Sep-2012 Update Date: 15-Nov-2012

Company: W.C. & A.N. Miller, Realtors, A Long & Foster Co.

Remarks: Charming historic renovated 3 BR, 3 BA Federal end unit TH with original HWs, stained glass, transoms, bay windows, slate FP and so much more. Large kitchen with granite, SS, slate FP, beautiful baths, lovely rear patio with sep. entrance to lower level with 3rd BR, 3rd full BA and lg. FR. Stunning MBR w/BA ensuite, 2nd BR w/ Juliette balcony. So much light! Open Sat 9/22 1-3, Sun 9/23, 1-4pm

Directions: 35th Street between N and O Streets.

**3030 P ST NW, WASHINGTON, DC 20007**  
 ML#: [DC7931896](#) LP: **\$2,275,000**  
 Status: SOLD Transaction Type: Standard Sale  
 Adv Sub: GEORGETOWN  
 Ownership: Fee Simple Total Taxes: \$16,899  
 Contract Date: 12-Oct-2012 Close Date: 09-Nov-2012  
 Close Price: \$1,900,000 Seller Subsidy: \$  
 Date Avail: Ground Rent:  
 Type: Attach/Row Hse Area:  
 Style: Federal ADC Map Coord: 0  
 BR/FB/HB: 5/2/3 Yr Bit: 1818  
 Lot AC/SF: .077 / 3358 HOA/CC Fee: /  
 SQFT-Tot Fin: Tax Living Area: 4,092  
 Lvl/Fpl: 4/5 Vacation Y/N: No  
 Construction: Brick  
 Basement: Yes, Connecting Stairway, Daylight, Partial, Full, Rear Entrance, Unfinished, Windows  
 Parking: Street  
 # Gar/Cpt/Assgn: // DOMM/DOMP: 21/21  
 Heat/Cool: Natural Gas/Radiator/Electric/Window Unit(s)  
 Water/Swr: Public/Public Sewer  
 List Date: 21-Sep-2012 Update Date: 01-Dec-2012

Company: Washington Fine Properties LLC

Remarks: Rarely available Federal in Georgetown's East Village. Original details, fireplaces, double living room, master with library/sitting room, garden, 5-6 bedrooms, 2 full and 3 half baths. Terrific opportunity to renovate.

Directions: Heading south on Wisconsin Avenue, turn left on P Street, house will be on right.

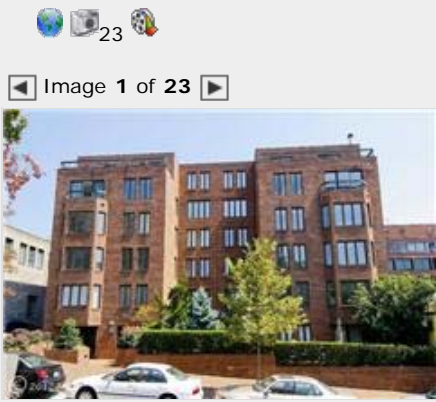


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**1045 31ST ST NW #23, WASHINGTON, DC 20007**  
 ML#: [DC7941005](#) LP: **\$439,000**  
 Status: SOLD Transaction Type: Standard Sale  
 Adv Sub: GEORGETOWN  
 Ownership: Condo Total Taxes: \$3,456  
 Contract Date: 11-Nov-2012 Close Date: 21-Nov-2012  
 Close Price: \$430,000 Seller Subsidy: \$  
 Date Avail: Ground Rent:  
 Type: Mid-Rise 5-8 Floors Area:  
 Style: Other ADC Map Coord: 0  
 BR/FB/HB: 1/1/0 Yr Blt: 1980  
 Lot AC/SF: / HOA/CC Fee: /700.0  
 SQFT-Tot Fin: Tax Living Area: 1,082  
 Lvl/Fpl: 1/0 Vacation Y/N: No  
 Construction: Brick  
 Basement: No, DOMM/DOMP: 37/37  
 Parking: On-site Prk/Rent  
 # Gar/Cpt/Assgn: // Heat/Cool: Electric/Heat Pump(s)/Electric/Heat Pump(s)  
 Water/Swr: Public/Public Sewer  
 List Date: 05-Oct-2012 Update Date: 21-Nov-2012

Company: TTR Sotheby's International Realty

Remarks: One-bedroom, one-bathroom plus den condo in the heart of Georgetown. Nearly 1100sqft. Large, open spaces, nice hardwood floors, high ceilings, extra storage and plenty of natural light. On-site squash court and exercise room. Rental parking available. Great location between M & K Streets - steps from the new waterfront park, Washington Harbour & C&O Canal - Value priced \$405 SQFT.

Directions: In between M & K. Right next to Cafe LaRuche. Sentrilock at building front door with business card on it. Enter building via FOB - Take elevator to C2 - Right out of elevator, then left. #23 is straight ahead.




Image 1 of 12

**1339 27TH ST NW, WASHINGTON, DC 20007**  
 ML#: [DC7945689](#) LP: **\$995,000**  
 Status: SOLD Transaction Type: Standard Sale  
 Adv Sub: GEORGETOWN  
 Ownership: Fee Simple Total Taxes: \$7,499  
 Contract Date: 16-Oct-2012 Close Date: 19-Nov-2012  
 Close Price: \$1,000,000 Seller Subsidy: \$  
 Date Avail: Ground Rent:  
 Type: Attach/Row Hse Area:  
 Style: Colonial ADC Map Coord: XXXX  
 BR/FB/HB: 2/1/1 Yr Blt: 1900  
 Lot AC/SF: .022 / 937 HOA/CC Fee: /  
 SQFT-Tot Fin: Tax Living Area: 1,336  
 Lvl/Fpl: 4/4 Vacation Y/N: No  
 Construction: Brick  
 Basement: Yes, Partial, Unfinished  
 Parking: Street DOMM/DOMP: 5/5  
 # Gar/Cpt/Assgn: // Update Date: 01-Dec-2012  
 Heat/Cool: Natural Gas/Forced Air/Electric/Central A/C  
 Water/Swr: Public/Public Sewer  
 List Date: 12-Oct-2012

Company: TTR Sotheby's International Realty

Remarks: Open house Sunday, 10/14 1-4PM. c. 1870 row house, updated and renovated, over 1,900 interior square feet, 2BR/1.5BA, one full and one half bathroom, plus library. Includes a kitchen with stainless steel appliances and granite counters, a separate dining room, four fireplaces, wood floors, French doors opening from the dining room to a private patio and garden along a walled mews.

Directions: West side of 27th between Dumbarton and O st.

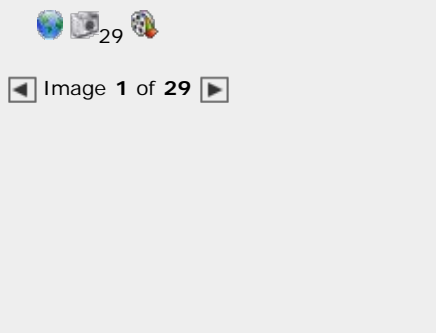


Image 1 of 29

**1015 33RD ST NW #705, WASHINGTON, DC 20007**  
 ML#: [DC7946191](#) LP: **\$650,000**  
 Status: SOLD Transaction Type: Standard Sale  
 Adv Sub: GEORGETOWN  
 Ownership: Condo Total Taxes: \$6,213  
 Contract Date: 14-Oct-2012 Close Date: 30-Nov-2012  
 Close Price: \$635,000 Seller Subsidy: \$  
 Date Avail: Ground Rent:  
 Type: Hi-Rise 9+ Floors Area:  
 Style: Other ADC Map Coord: GPS  
 BR/FB/HB: 2/2/1 Yr Blt: 1985  
 Lot AC/SF: / HOA/CC Fee: /872.09  
 SQFT-Tot Fin: 1,527 Tax Living Area: 1,527  
 Lvl/Fpl: 1/0 Vacation Y/N: No  
 Construction: Brick



Basement: No,  
 Parking: Garage, On-site Prk/Rent  
 # Gar/Cpt/Assgn: 0// DOMM/DOMP: 3/3  
 Heat/Cool: Electric/Heat Pump(s)/Electric/Other  
 Water/Swr: Public/Public Sewer  
 List Date: 12-Oct-2012 Update Date: 30-Nov-2012

Company: MYREALTYTEAM Real Estate LLC

Remarks: Fabulous sun-filled Georgetown waterfront condo! Relax on your 7th floor balcony/ rock garden and enjoy spectacular views of the Potomac. Spacious unit features ample storage, wood floors, magnificent gourmet kitchen, updated baths, washer & dryer, 2 balconies. Georgetown is just outside your front door!

Directions: South on Wisconsin, Right on Water St, Right on 33rd, The Flour Mill building is on Right on top of hill (dead ends to Canal).



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### 3128 P ST NW, WASHINGTON, DC 20007

ML#: [DC7945883](#) LP: **\$3,695,000**  
 Status: SOLD Transaction Type: Standard Sale  
 Adv Sub: GEORGETOWN  
 Ownership: Fee Simple Total Taxes: \$23,330  
 Contract Date: 01-Nov-2012 Close Date: 30-Nov-2012  
 Close Price: \$3,250,000 Seller Subsidy: \$  
 Date Avail: Ground Rent:  
 Type: Semi-Detached Area:  
 Style: Federal ADC Map Coord: XXX  
 BR/FB/HB: 6/4/1 Yr Blt: 1900  
 Lot AC/SF: .109 / 4763 HOA/CC Fee: /  
 SQFT-Tot Fin: Tax Living Area: 4,367  
 Lvs/Fpl: 4/6 Vacation Y/N: No  
 Construction: Brick  
 Basement: Yes, Fully Finished, Walkout Level  
 Parking: Drvwy/Off Str, Garage  
 # Gar/Cpt/Assgn: 2// DOMM/DOMP: 20/20  
 Heat/Cool: Natural Gas/Forced Air/Electric/Central A/C  
 Water/Swr: Public/Public Sewer  
 List Date: 12-Oct-2012 Update Date: 03-Dec-2012

Company: Washington Fine Properties LLC

Remarks: Truly wonderful Federal with well proportioned floor plan suitable for grand entertaining or everyday living. Four sun drenched levels w/exquisite details throughout. Boasts a double living room with dual fireplaces, embassy sized dining room, library, luxurious master suite, generous secondary BR's & more. In-law suite w/2nd kitchen leads to enclosed patio. 2 car garage plus driveway. \*SOLD AS-IS...

Directions: From Key Bridge, M St to L-31st St to L-P St to #3128 on left

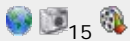


Image 1 of 15



### 1015 33RD ST NW #402, WASHINGTON, DC 20007

ML#: [DC7949917](#) LP: **\$625,000**  
 Status: SOLD Transaction Type: Standard Sale  
 Adv Sub: GEORGETOWN  
 Ownership: Condo Total Taxes: \$6,822  
 Contract Date: 26-Oct-2012 Close Date: 20-Nov-2012  
 Close Price: \$610,000 Seller Subsidy: \$  
 Date Avail: Ground Rent:  
 Type: Mid-Rise 5-8 Floors Area:  
 Style: Contemporary ADC Map Coord: NA  
 BR/FB/HB: 2/2/0 Yr Blt: 1985  
 Lot AC/SF: / HOA/CC Fee: /914.0  
 SQFT-Tot Fin: Tax Living Area: 1,605  
 Lvs/Fpl: 1/0 Vacation Y/N: No  
 Construction: Brick, Other  
 Basement: No,  
 Parking: DW - Circular, Garage, On-site Prk/Rent  
 # Gar/Cpt/Assgn: 0// DOMM/DOMP: 10/10  
 Heat/Cool: Electric/Forced Air/Electric/Central A/C  
 Water/Swr: Public/Public Sewer  
 List Date: 19-Oct-2012 Update Date: 23-Nov-2012

Company: Long & Foster Real Estate, Inc.

Remarks: Extraordinary 2 bedroom & 2 bathroom condo in the sought after Flour Mill. Wonderful views of the C & O Canal. Enjoy easy access to retail and restaurants. Great open space, large balcony, lots of storage throughout unit + additional storage unit, easy rental parking in building.

Directions: South on Wisconsin, R on Water, R on 33rd, building on top of hill



Image 1 of 29



### 3225 GRACE ST NW #207, WASHINGTON, DC 20007

ML#: [DC7952515](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Condo

Contract Date: 26-Oct-2012

Close Price: \$431,000

Date Avail:

Type: Garden 1-4 Floors

Style: Contemporary

BR/FB/HB: 2/1/1

Lot AC/SF: /

SQFT-Tot Fin: 788

Lvls/Fpl: 2/0

Construction: Brick

Basement: No,

Parking: Garage, Parking Fee

# Gar/Cpt/Assgn: 1//

Heat/Cool: Electric/Heat Pump(s)/Electric/Ceiling Fan(s), Heat Pump(s)

Water/Swr: Public/Public Sewer

List Date: 23-Oct-2012

LP: **\$420,000**

Transaction Type: Standard Sale

Total Taxes: \$2,459

Close Date: 09-Nov-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: GARMIN

Yr Blt: 1981

HOA/CC Fee: /483.3

Tax Living Area: 584

Vacation Y/N: No

DOMM/DOMP: 3/3

Update Date: 01-Dec-2012

Company: Coldwell Banker Residential Brokerage

Remarks: How long have you been looking for a great two bedroom in Georgetown? then look no further. This terrific 1 bedroom plus 1 bedroom loft/den/office with 1 and 1/2 baths that can be converted to 2 full baths is yours for a terrific price! And this includes garage parking! Located in the Canal House at Georgetown Park, mins to everything, low condo fees, with a double balcony and a view of the canal!...

Directions: From Downtown: go west on K Street to a right on Potomac Street to a right on Grace to 3225 on your left. Senti Lock on rail next to door.



Image 1 of 1



### 3327 O ST NW, WASHINGTON, DC 20007

ML#: [DC7969076](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Fee Simple

Contract Date: 26-Nov-2012

Close Price: \$1,825,000

Date Avail:

Type: Townhouse

Style: Federal

BR/FB/HB: 4/4/1

Lot AC/SF: .083 / 3600

SQFT-Tot Fin:

Lvls/Fpl: 4/2

Construction: Wood

Basement: Yes, Connecting Stairway, Daylight, Partial, Partial, Partially Finished

Parking: Drvwy/Off Str, Garage

# Gar/Cpt/Assgn: 2//

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

Water/Swr: Public/Public Sewer

List Date: 26-Nov-2012

LP: **\$1,825,000**

Transaction Type: Standard Sale

Total Taxes: \$14,191

Close Date: 26-Nov-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: GPS

Yr Blt: 1900

HOA/CC Fee: /

Tax Living Area: 2,949

Vacation Y/N: No

DOMM/DOMP: 0/0

Update Date: 26-Nov-2012

Company: TTR Sotheby's International Realty

Remarks: For comp purposes. Historical townhouse on a cobble-stoned street in walking distance to downtown Georgetown. Large double living room right off the entry way. Sunny family room with doors opening onto a terrace. Gated parking area including a two car garage.

Directions: Right on O Street from 35th Street



### 3123 DUMBARTON ST NW, WASHINGTON, DC 20007

ML#: [DC7973686](#)

Status: SOLD

Adv Sub: GEORGETOWN

Ownership: Fee Simple

Contract Date: 30-May-2012

Close Price: \$7,000,000

Date Avail:

Type: Detached

Style: Federal

BR/FB/HB: 6/4/1

Lot AC/SF: .338 / 14716

SQFT-Tot Fin:

Lvls/Fpl: 4/6

Construction: Brick

Basement: Yes, Daylight, Partial, Partially Finished

LP: **\$8,000,000**

Transaction Type: Standard Sale

Total Taxes: \$33,959

Close Date: 30-Nov-2012

Seller Subsidy: \$

Ground Rent:

Area:

ADC Map Coord: 000

Yr Blt: 1800

HOA/CC Fee: /

Tax Living Area: 6,112

Vacation Y/N: No

No Photo Available

Parking: Drvwy/Off Str

# Gar/Cpt/Assgn: //

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

Water/Swr: Public/Public Sewer

List Date: 30-May-2012

DOMM/DOMP: 189/189

Update Date: 05-Dec-2012

Company: Washington Fine Properties LLC

Remarks: One of Georgetown's finest Federals. Built by Henry Foxhall for his daughter for his daughter in 1800. Beautiful lot and gardens. Put into MRIS for comparable purposes only.

Directions: heading south on Wisconsin, turn left on Dumbarton, house will be on the right.

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Display: Gallery - Customer at 25 per page.



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Accuracy of square footage, lot size and other information is not guaranteed.

