



1837 12TH STREET NW
WASHINGTON, DC 20009





Situated in one of Washington's most desirable neighborhoods, historic Logan Circle, just steps from the vibrant U Street Corridor! Completely redesigned and rebuilt in 2014, this immaculate row house has been transformed into a modern beauty, all while retaining its 19th century charm. The stunning 2-unit home is comprised of a 3-level main house and lower-level residence that is completely separate. With a total of 7 bedrooms, 5 full baths and 1 half bath, the discerning buyer can enjoy luxurious living quarters plus enjoy the opportunity to generate monthly rental income with existing tenants.

The open, airy and contemporary design of the main house is perfect for entertaining. On the main floor, there is a seamless flow of light filling the living and dining rooms as you move into the gourmet kitchen. Here you will notice coveted features for the chef like granite countertops, premium stainless steel appliances, a touch-free operated sink, a wet bar, an island, and abundant counter space graced by custom cabinetry. There are exotic cherry hardwood floors, elegant neutral tones, sleek recessed lighting and an independent double-side fireplace to further beautify the ambiance. Custom french doors lead from the kitchen to the private deck and 2-car off street-parking.

A cherrywood staircase ascends to the second floor featuring an en-suite front-facing bedroom, 2 rear bedrooms that both connect to a walk-out Juliet balcony, and an additional luxurious hall bath with a jetted tub. There is also a separate laundry room that is equipped with a folding table, hanging space, sink and an oversized front loading washer and dryer. The entire third level is reserved for the spacious master bedroom suite brightened by a wall of windows and skylights with remote shades. The gorgeous granite and tile spa bathroom is adorned with dual vanities, a dramatic standalone soaking tub and glass steam shower.

Additional features include extensive closets outfitted with custom shelving, a Sonos audio system with surround sound in every room, a whole-house water filtration system, 3-zone heating and air conditioning, pre-wired ethernet, and an advanced security system.

The lower residence is equally handsome with 3 bedrooms and 2 full baths. It accommodates a master bedroom with an en-suite bath, hardwood vinyl and cork floors that are waterproof and sound minimizing, granite countertops, stainless steel appliances, and a full-size front loading washer and dryer.



- List Price: \$1,895,000
- MRIS: DC9732442
- Tax ID: 0306//0047
- Bedrooms: 7

- Baths: 5.5
- Square Footage: 3,676
- Parking: 2 cars

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