

1231 10th Street NW

WASHINGTON, DC 20001

JENN
SMIRA
TEAM



6 BED | 4.5 BATH | 4 CAR PARKING

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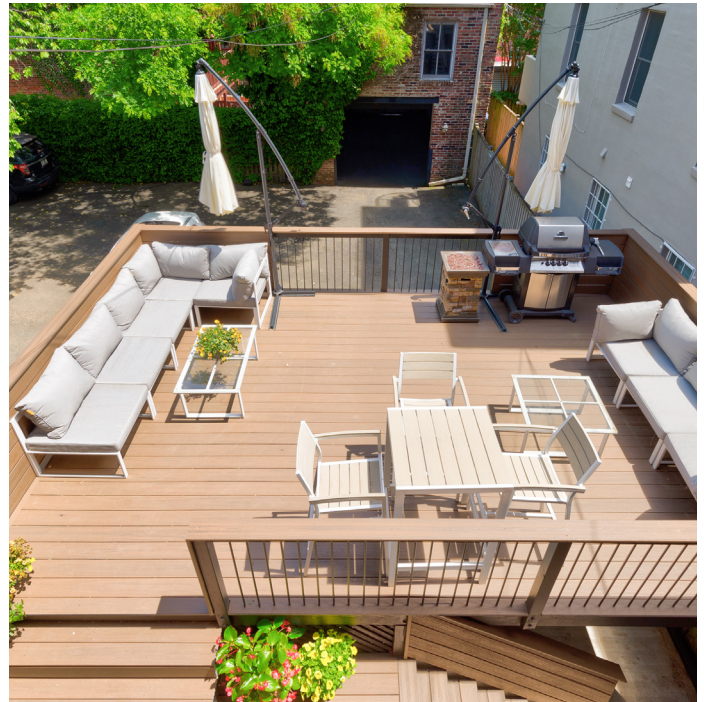
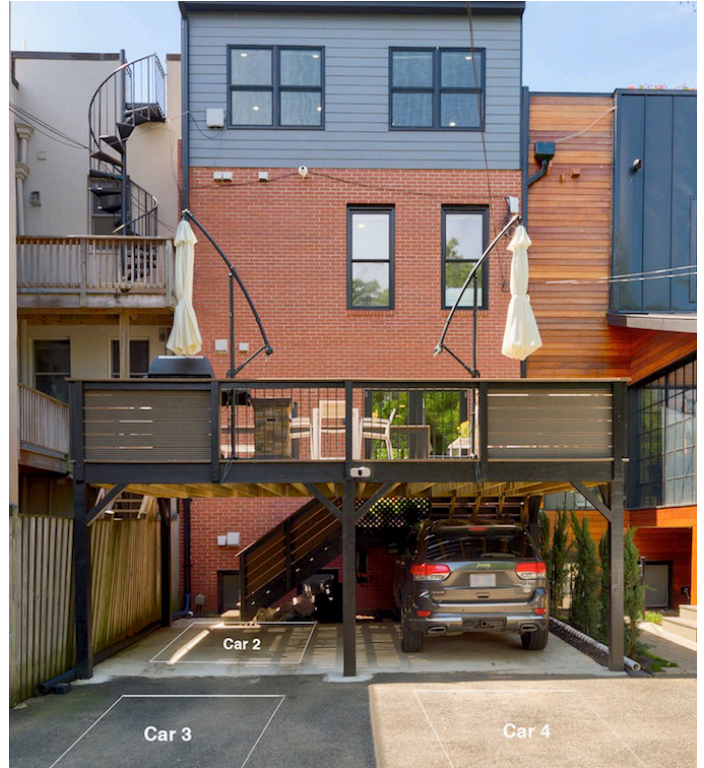


An Oasis Behind Blagden Alley

Welcome to 1231 10th Street NW, a quintessential 6-bed, 4.5-bath DC row home—complete with a separate, legal two-bedroom basement rental unit, a true office, and three living rooms—that’s been newly reimaged for the modern, discerning buyer. Located in Blagden Alley, residents here will find themselves at the center of one of DC’s fastest growing areas that’s brimming with cultural authenticity, neighborhood charm, character, and the best that DC has to offer. Welcome home to your backyard filled with trendy workout studios, Michelin starred restaurants, local art galleries, and DC’s most popular shopping and dining destinations. This premier location is perfectly positioned, adjacent to the city’s business districts, City Center, 14th Street, and Logan Circle. Nestled on an idyllic, one-way, tree-lined street in the heart of historic Shaw, this thoroughly renovated home is as appealing from the outside as it is on the inside. You enter through a picturesque front door stoop on a quiet residential street and are greeted by soaring 10-foot ceilings, hardwood floors, and light-filled living areas that invite you to make yourself at home from the second you walk through the door. Set over an expansive 3,880 square feet (approximate), this extra-wide row home boasts a grand open floor plan designed for entertaining and unwinding, which creates the perfect backdrop for all of your day-to-day adventures. The dining room is a memorable space that’s window-wrapped with plantation shutters. The large family room is in the center of the home and provides a great place to relax and entertain. As you head through the home, you’ll find a sun-drenched, completely new, true-chef’s custom-kitchen with a huge eat-in waterfall island, thick slab Quartz countertops, floor-to-ceiling quartz backsplash, and all top-of-the-line designer appliances. Just off the kitchen, a sweeping 400 square foot serene rear deck has been designed with your entertainment goals in mind while providing access to covered parking. Walk off the deck to a secure oasis through your picturesque, ivy covered carriage house directly into the excitement and entertainment of Blagden Alley. Once back inside, head upstairs past an enormous (Costco ready) walk-in pantry and half-bath and notice the custom herringbone runner that adorns the staircase and leads to the second level, which features 2 ensuite bedrooms that each present generous built out closets and large windows, adding scale and light to an already gracious home. The master bedroom has a sitting area with wonderful light and a bathroom with a large double vanity and enormous shower. On the third level, two additional spacious and sunlit bedrooms and a full bath aren’t the only surprises in store. Work from the comfort of your new study with views of 10th Street, store your most prized belongings with ease in several large closets, and discover a second deck just beyond the striking top-level family room or expansive workout studio—based on whatever best suits your lifestyle. In addition to its many well-documented perks, this home also includes 2 tandem parking spaces that accommodate 4 full-size cars set under the deck, as well as a completely separate 2-bed, 1-bath rental unit in the basement—with its own certificate of occupancy—that’s been proven to consistently yield \$3,000 per month. But that’s not all: the home’s backyard also doubles as a tranquil escape where beautiful old trees and privacy collide. Tucked away amongst a private enclave of homes on Blagden Alley, this oasis is your key to suburban living at its finest in the heart of the city. You owe it to yourself to sample the eclectic selection of cafes and galleries at your doorstep, shop for designer threads, break a sweat at any one of the many local fitness studios nearby, and savor the distinct neighborly feel of the community around you. In addition to all that Shaw itself has to offer, residents here will also enjoy proximity to the Metro, as well as to many popular destinations like City Center, 14th Street, K Street, Logan Circle, and Dupont Circle—to name just a few. It’s also equally convenient for residents to walk to the CBD (less than 15 minutes), Dupont Circle (15 minutes), and the Mt Vernon/ 7th Street Convention Center Metro Station that offers access to the Green and Yellow lines (two blocks). This location is also mere minutes from New York Avenue, Massachusetts Avenue, and K Street—all of DC’s major vehicular thoroughfares. In addition, this residence is sure to benefit from direct metro access to Amazon’s HQ2 in the years to come. A rare combination of suburban serenity and urban access, this home is THE can’t miss opportunity of the spring season. Stop by now before it’s too late!







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AS ADVERTISED BY THE WALL STREET JOURNAL.



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