

49 Girard Street NE

WASHINGTON, DC 20002



4 BED | 2.5 BATH | SECURE PARKING

The Perfect Combination of Old World Charm and Modern Finishes

Bespoke, picturesque and shining with updates from the inside out! Greeted by 10' ceilings, exposed brick walls and hardwood floors, 49 Girard St NE is the perfect combination of old world charm and modern day updates. This move-in ready home features a new roof, energy efficient windows, updated electrical panel, newly insulated walls and fully renovated kitchen and bathrooms, all while preserving the charm, woodwork and moldings.

The inviting front porch and gracious foyer welcome you and easily transition to the living room that offers a corner fireplace and lovely french doors. The separate dining room is generous in size and affords you the opportunity to entertain easily. Next, your sunny kitchen awaits: with heated floors, updated cabinets, ample storage, stainless steel appliances, granite countertops, a quaint breakfast nook, access to the large back deck and a convenient tucked away powder room. Your entertaining, dining and relaxing needs are fulfilled with it all.

Upstairs you'll find 3 generous bedrooms all with natural light, large closets and a full, updated bathroom. The lower level has a separate entrance, as well as interior stairs, making this the perfect space to provide an au pair suite, short term rental or additional recreational space. With a vast living room, kitchenette, bedroom, 3 closets and full bathroom, guests can stay comfortably and privately. In addition to having generous storage space inside the home, you will also find additional storage under the front porch, under the side deck, and behind the automatic roll up garage door, which offers secure parking.

The Stronghold neighborhood is perfectly located in the center of it all. With 2 Metro stops about 3/4 of a mile away (Brookland & Rhode Island-Brentwood), the world is your oyster. Grab groceries at the nearby Harris Teeter and Whole Foods or enjoy a variety of restaurants and nightlife such as the popular Primrose, Busboys and Poets, or City-State Brewing Co to name a few. You're also located steps from the much anticipated McMillan development; once finished, this will be home to a variety of restaurants, grocery stores, an 8 acre park, community center, pool, over 600 new residents and more. Take your pick of parks like Edgewood Triangle Park, or Bruce Monroe Community Park. Whether you're dining at one of D.C.'s finest, taking a class at one of the many new gyms nearby, the Stronghold community is the perfect place to call your next home!



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