

COMPASS

Jenn Smira
& CO.

FINE
HOMES

1308 LAWRENCE ST NE

Brookland | 4 Bedrooms | 3.5 Bathrooms | Expansive .34 Acre Lot



Grand Brookland Victorian on Rare .34 Acre Lot

Stately and elegant, this 1905 Victorian makes a commanding impression on a rare approximately .34-acre lot in the heart of Brookland. Set well back from the street, the home enjoys extraordinary privacy, framed by a historic stone wall, a long private driveway with parking for up to four cars, and southern exposure that fills the interiors with gorgeous natural light. A welcoming foyer opens to an expansive formal living room, dining room, chef's kitchen, and a dramatic great room with soaring vaulted ceilings. Recent enhancements, including refinished hardwood floors and new recessed lighting in the formal living room, ensure the main level feels bright, refreshed, and ready for its next chapter.

Designed for both everyday living and effortless entertaining, the kitchen features quartz countertops, abundant cabinetry, and a butcher-block peninsula ideal for casual dining and gathering. The gracious formal dining room offers generous space for holidays and celebrations, while a large half bath adds convenience on the main level. Outside, the expansive, level backyard extends the home's footprint, offering limitless possibilities, from lush gardens and outdoor dining to recreation space or a serene private retreat. Upstairs, the second level hosts three spacious bedrooms, including a sunlit primary suite complete with a spa-inspired bath. The primary bedroom has been thoughtfully updated with restored original hardwood floors and fresh paint in both the bedroom and en-suite, creating a polished and calming escape. A dedicated laundry room now features new vinyl flooring, and the hall bath has been freshly painted to enhance its clean, timeless appeal.

The top floor offers exceptional flexibility with an additional bedroom and full bath, perfect for a guest suite, home office, studio, or recreation room. This level includes new carpet in the fourth bedroom and fresh paint with new vinyl flooring in the third-level bath, further enhancing comfort and usability. Additionally, storage space and potential room for expansion is located in the approximately 900 sq. ft. lower level. A rare offering in Brookland, this architecturally significant Victorian seamlessly blends historic character, impressive scale, thoughtful updates, and extraordinary outdoor living. Its prime location places you just moments from Brookland's vibrant dining and retail corridor and within easy reach of the Catholic University Metro, perfectly uniting neighborhood charm with effortless city connectivity.



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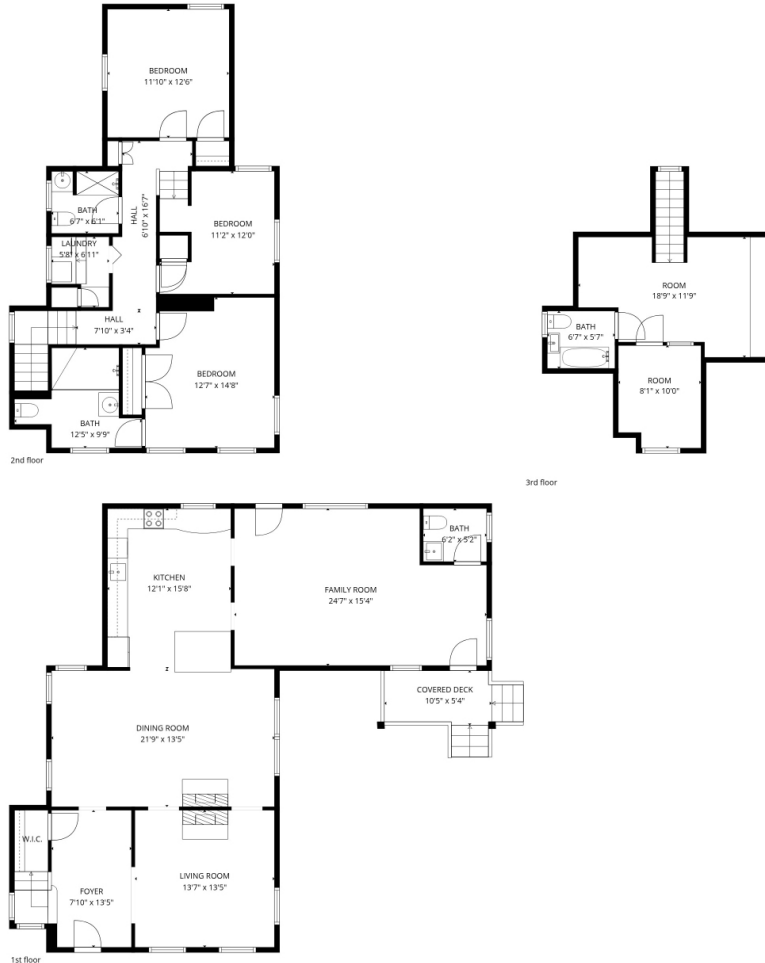
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TOTAL: 2290 sq. ft
1st floor: 1201 sq. ft, 2nd floor: 815 sq. ft, 3rd floor: 274 sq. ft
EXCLUDED AREAS: COVERED DECK: 75 sq. ft, LOW CEILING: 53 sq. ft

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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