



For sale in Petworth

710 Farragut Street NW

Washington, DC 20011

\$1,099,000





Room to gather and space to retreat.

The main level runs open from the front windows back to the kitchen, so whoever is cooking stays in the conversation. The coffered ceilings and oak floors give the space warmth and character, while the waterfall island and custom pantry keep the working side of the kitchen calm even when the home is full. Downstairs are two flexible rooms and a second kitchen, with room for guests, a home office, or a parent staying close. Upstairs, the primary suite sits apart from the day: bright, airy, and a sanctuary.

5

BEDROOMS

3.5

BATHS

2

SECURED PARKING

1926

YEAR BUILT





LIVING ROOM

Coffered ceiling, oak floors, recessed lighting, and an open plan. One room that carries a full dinner party or a quiet weeknight just as easily.



KITCHEN

A waterfall island with room to pull up a stool, a custom pantry, and space to cook. The room everyone drifts to, without the cook losing the counter.



LOWER LEVEL

Two flexible rooms and a second kitchen with a bar and wine fridge, plus its own entrance. Room for guests, a home office, or a parent nearby, without anyone underfoot.

SOLAR + EFFICIENT SYSTEMS

A rooftop solar array that conveys with the home has kept recent electric bills around \$22 a month. It pairs with zoned heating and cooling to keep this rowhome energy efficient.

You will also find: marble baths with sleek one-piece toilets, a custom primary closet, two full laundry sets, an ADT security system, and a full suite of appliances that carry top Energy Star ratings. Little of it is standard, and together it leaves the next owner with nothing to do but settle in.



FLOOR 2



BASEMENT

THE NEIGHBORHOOD

Outside the door, Petworth keeps its own steady pace. The Petworth Metro is a short walk, on the **Green** and **Yellow** lines, with downtown about fifteen minutes away, and buses run up Georgia Avenue for the rest. Upshur Street is the neighborhood's front porch, with coffee in the morning, restaurants at night, a Saturday farmers market, and a full Safeway and Columbia Heights only minutes on. Grant Circle and Sherman Circle anchor blocks of historic rowhouses, on calm, settled streets where block parties still happen and neighbors know each other.

Let us know whenever you want to talk through the numbers or a next step. We are glad to help at your pace.

Clare Grana

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