

\$699,900 - 1904 3rd St NW, WASHINGTON

MLS® #DCDC2188862

\$699,900

4 Bedroom, 3.00 Bathroom, 3,210 sqft

Residential on 0.04 Acres

LEDROIT PARK, WASHINGTON, DC

PRICED REDUCED 7.1.25

Property has been prequalified with local Hard Money Lender, call me if this is helpful.

Welcome to 1904 3rd St NW, a promising opportunity nestled within the historic charm of Washington DC's vibrant Ledroit Park Neighborhood. This spacious home spans 3,302 square feet in total, with 2,384 square feet above grade, offering ample space for creative customization and renovation. Situated in an area renowned for its rich history and cultural significance, this property presents an ideal canvas for those seeking to create their dream home in one of DC's most sought-after neighborhoods. Ledroit Park's tree-lined streets, Victorian architecture, and proximity to a myriad of amenities make it an enticing location for homeowners and investors alike. Although this home requires a comprehensive renovation, it holds immense potential for transformation into a contemporary urban oasis or a stunning historic residence. With its generous square footage and classic architectural features, including its traditional facade and ample interior space, the possibilities are endless for crafting a residence tailored to your unique vision and lifestyle. Offered in "as is" condition, this property invites those with a discerning eye for design and renovation to reimagine its potential and bring their creative aspirations to life. Whether you envision a sleek modern



retreat, a charming vintage restoration, or a blend of both, this blank canvas eagerly awaits your personal touch. Embrace the opportunity to join the vibrant community of Ledroit Park and make your mark on this historic neighborhood. With its prime location, ample square footage, and potential for customization, 1904 3rd St NW represents an exciting prospect for those seeking to invest in DC real estate and create a home that reflects their unique style and vision. Don't miss the chance to be part of this dynamic urban enclave and make this property your own. Schedule a viewing today and unlock the possibilities awaiting within these walls.

Built in 1910

Essential Information

MLS® #	DCDC2188862
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,210
Acres	0.04
Year Built	1910
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Federal
Status	Active Under Contract

Community Information

Address	1904 3rd St Nw
Subdivision	LEDROIT PARK
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20001

Interior



Heating	Hot Water
Cooling	None
Has Basement	Yes
Basement	Full, Front Entrance, Connecting Stairway
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding
Foundation	Brick/Mortar

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	March 7th, 2025
Days on Market	167
Zoning	RF-1
RE / Bank Owned	Yes

Listing Details

Listing Office	RLAH @properties
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