

\$1,599,000 - 7401 Blair Rd Nw, WASHINGTON

MLS® #DCDC2205596

\$1,599,000

6 Bedroom, 4.00 Bathroom, 3,812 sqft

Residential on 0.69 Acres

TAKOMA, WASHINGTON, DC

Price improvement

It's rare to find nearly 30,000 square feet of land within DC's city limits—especially one that feels like a private retreat. Just 0.4 miles from the Takoma Metro and surrounded by major developments at The Parks at Walter Reed, downtown Silver Spring, and Takoma Park, 7401 Blair Rd NW offers not just a home but a lifestyle opportunity.

Set in an R-1B (single-family detached) zone, this six-bedroom, three-and-three-quarter-bath residence spans close to 5,000 square feet across four levels. The expansive lot is the true standout. Professionally maintained and filled with fruit trees, berries, flowers, and herbs—like figs, strawberries, blueberries, mint, oregano, basil, and rosemary—it feels more like a backyard farmer's market than a typical DC yard. There's even an outdoor hot water tap, perfect for filling kiddie pools, rinsing off after a hike, or washing the car.

Inside, the home blends classic charm with smart, modern upgrades. Wide-plank 5-inch white oak floors run throughout, complemented by custom window treatments in every room. The kitchen features glass-front cabinets with in-cabinet lighting, an oversized island, wine fridge, five-burner range, industrial range hood, and double ovens—ready for entertaining. A spacious walk-in butler's pantry includes hidden electrical outlets and pull-out



drawers for maximum functionality.

Upstairs, the converted attic/third-floor bathroom showcases a fully restored 100-year-old claw-foot tub. Every bathroom includes handheld showerheads. On the main level, a versatile office space sits next to a three-quarter bath with a dedicated dog shower, combining style and practicality. The laundry area is equipped with elevated machines for added ease, and a tankless hot water system with recirculation ensures hot water is available instantly at every tap. Wi-Fi-enabled climate control keeps the home comfortable year-round.

Technology and storage are dialed in. Every room is hardwired with CAT6 cabling, linked to a 24-port switch in the attic. Verizon Fios gigabit service supports high-speed connectivity. Dimmable recessed lighting, Elfa closet systems in three of the five closets, two mounted TVs, and a custom fireplace mirror all convey.

The walk-out lower level is currently used for storage but offers great potential. With multiple windows and a separate entrance, it could easily be converted into an apartment, in-law suite, or creative workspace.

While the R-1B zoning supports single-family detached homes and preserves the quiet residential character of the area, the generous lot size offers flexibility for future use. Buyers are encouraged to confirm development potential directly with the city.

With easy access to Rock Creek Park, Fort Slocum Park, the Takoma Recreation Center, and a vibrant selection of shops and restaurants in Takoma Park and Silver Spring, this home delivers peace, privacy, and convenience in equal measure.

Built in 1925

Essential Information

MLS® #	DCDC2205596
Price	\$1,599,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,812
Acres	0.69
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	7401 Blair Rd Nw
Subdivision	TAKOMA
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20012

Amenities

Amenities	Bathroom - Walk-In Shower, Soaking Tub, Built-Ins, Butlers Pantry, Entry Lvl BR, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors, Wine Storage
Parking	Asphalt Driveway
# of Garages	1
Garages	Additional Storage Area, Garage - Front Entry, Garage Door Opener
View	City, Scenic Vista

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer-front loading, ENERGY STAR Clothes Washer, Energy Star Appliances, ENERGY STAR Dishwasher, ENERGY STAR Refrigerator, Exhaust

	Fan, Dryer - Gas
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Other, Daylight, Partial, Outside Entrance, Rear Entrance, Space For Rooms, Walkout Stairs, Windows
Fireplace	Yes
# of Fireplaces	1
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding
Exterior Features	Outbuilding Apartment, Deck(s), Patio, Porch(es), Fenced-Partially
Lot Description	Lot Premium, Rear Yard, Front Yard, Landscaping, Private
Windows	Double Hung, Energy Efficient, ENERGY STAR Qualified, Insulated
Roof	Asphalt, Shingle
Foundation	Other

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	June 13th, 2025
Days on Market	116
Zoning	R-1B

Listing Details

Listing Office	Keller Williams Capital Properties
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Listing information last updated on October 18th, 2025 at 11:15pm EDT