

\$1,600,000 - 4516 45th St Nw, WASHINGTON

MLS® #DCDC2214898

\$1,600,000

3 Bedroom, 3.00 Bathroom, 2,849 sqft

Residential on 0.11 Acres

AMERICAN UNIVERSITY PARK,
WASHINGTON, DC

Beautifully updated and energy-efficient 3BR/3BA home in sought-after AU Park, just blocks from Tenleytown's metro, shops, and top-rated schools. A special house, it features an amazing garden and deck in the backyard, an indoor SwimEx pool and a thoughtfully renovated kitchen. It also has two spacious upstairs bedrooms, each with its own en-suite bath, plus a third bedroom and full hall bath on the main/lower level—perfect for guests, office, or flex space. An attached garage and driveway add to its convenience along with significant secure storage. The wholly-owned roof solar panels dramatically reduce electricity costs.

The stunning 2018 renovation opened the kitchen and dining area, added windows, updated lighting, created custom storage, and resurfaced hardwood floors. A separate living room features built-ins and new windows, while the foyer includes inset storage and a relocated laundry area for convenience. A unique barn door made from sturdy reclaimed wood can provide optional delineation between the kitchen and dining room.

Step outside to the private backyard oasis with custom deck and patio (2023), dual rain gardens, native and pollinator-friendly landscaping, fruit trees (fig, apple, berries, grape, kiwi), an herb garden, and a dual-sided privacy fence with custom arbor. Enjoy fitness



and relaxation at home with the enclosed SwimEx indoor exercise pool that sports upgraded systems including recirculation, ozone, new heater, and more (2019–2023).

Extensive system upgrades include a recent roof and solar energy system (2017), comprehensive energy audit and improvements (2018), a new garage door (2022), sump pumps (2021), and outdoor A/C unit (2023), as well as recent interior repainting and kitchen cabinet refresh (2025). Other thoughtful touches include built-in shelving, custom storage solutions, and eco-conscious rainwater management via barrels, gutters, and downspout redirection.

Meticulously maintained and improved by its owners, this home offers comfort, charm, and sustainability—right in the heart of upper NW DC.

Built in 1959

Essential Information

MLS® #	DCDC2214898
Price	\$1,600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,849
Acres	0.11
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Active Under Contract

Community Information

Address	4516 45th St Nw
Subdivision	AMERICAN UNIVERSITY PARK

City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20016

Amenities

# of Garages	1
Garages	Additional Storage Area, Garage - Front Entry, Garage Door Opener, Inside Access
Has Pool	Yes

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Walkout Level, Fully Finished, Daylight, Full
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Foundation	Brick/Mortar

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	September 26th, 2025
Days on Market	5
Zoning	R-1B

Listing Details

Listing Office	Corcoran McEneaney
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Listing information last updated on October 19th, 2025 at 11:00pm EDT