

\$799,999 - 917 Hamlin St Ne, WASHINGTON

MLS® #DCDC2220412

\$799,999

3 Bedroom, 2.50 Bathroom, 1,822 sqft

Residential on 0.04 Acres

BROOKLAND, WASHINGTON, DC

NEW PRICE! Well maintained and updated charming townhouse in the heart of Brookland - bike or metro to work, walk to Trader Joes, and enjoy a pint across the alley at Right Proper Brewery - a perfect Brookland day.

Take advantage of the best of both worlds of renovation - a totally permitted kitchen and bath(s) renovation but done by a homeowner, where attention was paid to every detail to make this kitchen both a showstopper and effectively designed for a real chef's needs.

Start the tour at the well landscaped front yard and enjoy the freshly painted front porch - perfect for the warm fall nights. The first floor is thoughtfully designed to be "open-ish", with clear separation between the front living room with hardwood floors, the counter-space forward kitchen centered in the home, to the adjacent dining space, powder room, and exterior rear deck. You'll have sight lines throughout the first floor, but also not feel like you've entered into an echoing bowling alley of public space.

The kitchen has delightful retro touches, including the full size Turquoise Big Chill Frigerator, schoolhouse task lighting at the peninsula, and a matching turquoise kitchen aid mixer as an example of what retro accent pieces you can bring into the kitchen! (kitchenaid not included in sale). The powder room ups the whimsy with a delightful



wallpaper pattern and board and batten walls. Before you end up outside, you have a generous dining space perfect for a full size dining table and additional storage - a bar cart, dish cabinet, or grandma's antique sideboard.

Outside, you'll have plenty of space for grilling, gardening, dog-sitting, sitting around the fire-pit, and even a parking space!

Upstairs, the primary suite has a large reach in closet and updated en suite bath with dual vanities and a large glassed in shower. The skylight offers natural lighting all day long. The two additional bedrooms each sport a generous closet, with rear yard views. There is a second full hall bath with an original claw foot tub for soaking the day's stresses away.

Downstairs, you'll find serviceable spaces - painted concrete floors & painted brick walls throughout clean up the space - perfect for a small rec space, playroom, or gym. The former one-stall garage is now a light-filled home office space, which could also be purposed as a legal bedroom with large egress windows. The full size washer and dryer are side by side under the stairs, providing some additional storage space and easy access to the fenced-in back yard.

917 Hamlin is located 25 steps from the Right Proper Brewing Co's micro brewery & tasting room, and minutes to the Dew Drop Inn, Primrose, Busboys and more. Just 7 blocks away from the Brookland metro station and 3 blocks from the entrance to the metropolitan branch bike trail, which makes getting to Union Market for brunch easy breezy. Most notably, you are 7 blocks from the brand new Trader Joes, a boon for the whole Brookland neighborhood!

Permitted renovation was down to studs with

new floorplan on 1st & 2nd floors, including rebuilding back of house. All new electrical/plumbing/HVAC/HWH/windows and doors as of 2018. Paid off 4 kW Solar panels system. New roof 2024.

Built in 1925

Essential Information

MLS® #	DCDC2220412
Price	\$799,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,822
Acres	0.04
Year Built	1925
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Federal
Status	Active

Community Information

Address	917 Hamlin St Ne
Subdivision	BROOKLAND
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20017

Amenities

Amenities	Tub Shower, Bathroom - Walk-In Shower, Pantry, Master Bath(s), Upgraded Countertops, Wood Floors
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Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Washer, Water

	Heater
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Daylight, Partial, Walkout Level
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Sidewalks, Deck(s), Patio, Porch(es)
Foundation	Slab

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	September 5th, 2025
Days on Market	37
Zoning	R1

Listing Details

Listing Office	Compass
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