

# \$549,900 - 1045 31st St Nw #302, WASHINGTON

MLS® #DCDC2221072

**\$549,900**

1 Bedroom, 1.00 Bathroom, 962 sqft

Residential on 0.00 Acres

GEORGETOWN, WASHINGTON, DC

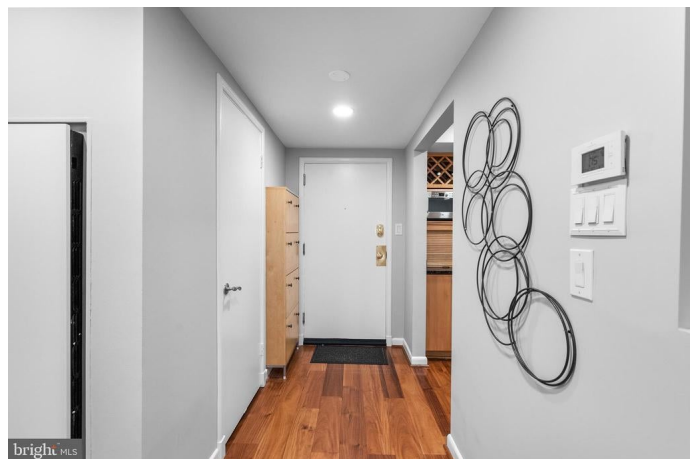
Welcome to Unit #302, a large 1-bedroom residence in one of Georgetown's most sought-after boutique buildings, just off the iconic M Street corridor, and steps from the Waterfront, the canal, and the best of DC. This condo offers the ideal blend of architectural character and modern refinement. Exposed brick accents bring warmth and texture to the living and dining spaces, complemented by hardwood floors, recessed Lutron lighting, and a Juliet balcony that opens to fresh air and historic charm. The kitchen is beautifully appointed with granite countertops, stainless steel appliances, a built-in wine rack, and under-cabinet lighting, designed for both entertaining and everyday ease. The oversized bedroom features two closets, including a walk-in customized with shelving, drawers, and a built-in jewelry cabinet. A full-size in-unit washer/dryer, foyer with built-in shoe storage, and a separate storage unit complete the package. Wadsworth House offers residents a quiet, well-managed environment with amenities that include a fitness center, sauna, squash court, and an on-site building manager. Pets permitted with board approval. This is Georgetown's classic, cool, and exactly where you want to be.

Built in 1980

## Essential Information

MLS® #

DCDC2221072



|                |                                                   |
|----------------|---------------------------------------------------|
| Price          | \$549,900                                         |
| Bedrooms       | 1                                                 |
| Bathrooms      | 1.00                                              |
| Full Baths     | 1                                                 |
| Square Footage | 962                                               |
| Acres          | 0.00                                              |
| Year Built     | 1980                                              |
| Type           | Residential                                       |
| Sub-Type       | Condo, Unit/Flat/Apartment, Mid-Rise 5 - 8 Floors |
| Style          | Traditional                                       |
| Status         | Active                                            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1045 31st St Nw #302 |
| Subdivision | GEORGETOWN           |
| City        | WASHINGTON           |
| County      | WASHINGTON-DC        |
| State       | DC                   |
| Zip Code    | 20007                |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Stall Shower, Recessed Lighting, Walk-in Closet(s), Wood Floors |
|-----------|-----------------------------------------------------------------|

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                                           |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer, Range hood |
| Heating           | Forced Air                                                                                                                |
| Cooling           | Central A/C                                                                                                               |
| # of Stories      | 1                                                                                                                         |
| Stories           | 1 Story                                                                                                                   |

### Exterior

|          |                   |
|----------|-------------------|
| Exterior | Brick and Siding  |
| Windows  | Sliding, Casement |

### School Information

|          |                                     |
|----------|-------------------------------------|
| District | DISTRICT OF COLUMBIA PUBLIC SCHOOLS |
|----------|-------------------------------------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 42                  |
| Zoning         | MU-14               |

## **Listing Details**

|                |                                               |
|----------------|-----------------------------------------------|
| Listing Office | Berkshire Hathaway HomeServices PenFed Realty |
|----------------|-----------------------------------------------|

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