

\$3,499,999 - 1804 45th St Nw, WASHINGTON

MLS® #DCDC2221590

\$3,499,999

5 Bedroom, 4.50 Bathroom, 4,491 sqft

Residential on 0.16 Acres

FOXHALL, WASHINGTON, DC

Welcome to this exquisitely reimagined Colonial residence, nestled on a tree-lined street that feels worlds away from the city, yet is right in the heart of it all. This whitewashed brick home exudes timeless curb appeal while offering nearly every modern amenity across four expansive levels.

Step inside and discover a thoughtful blend of original character and curated upgrades. Five bedrooms, four and a half baths, and a layout that flows effortlessly from formal to casual spaces make this home as functional as it is beautiful. The main level offers a sun-splashed living room anchored by a stately fireplace, a dramatic formal dining room with designer lighting, and a chef's pantry that connects seamlessly to the gourmet kitchen. Outfitted with Viking appliances, a massive island, breakfast nook, and coffee station, the kitchen is designed for hosting and everyday ease.

The upper levels house a luxurious primary suite complete with a custom walk-in closet, built-in vanity, spa-like ensuite bath, and a private screened balcony. Upstairs, a charming playroom/attic space offers endless versatility, while the fully finished basement boasts a cozy den with a fireplace, laundry room, media room/golf simulator, and generous storage.

Outside, enjoy the low-maintenance turf yard with a putting green, all surrounded by a



privacy fence that enhances the home's serene, tucked-away feel. Additional perks include a mudroom, large windows that flood every room with natural light, and elegant hardwood flooring throughout.

One block away, find secluded access to Glover Archbold Park, which has a nearly 2.5-mile main trail that stretches the length of the park from Van Ness Street to the C&O Canal. The park's northern section also has an additional section of trail, bringing the total to approximately 3 to 4 miles of walking trails.

Rich with original charm and wrapped in sophisticated updates, in an unbeatable location, this is a rare opportunity to own a home that lives like a private sanctuary without ever leaving the city!

****Information deemed reliable but not guaranteed. Square footage is approximate and should not be used for property valuation.****

Built in 1946

Essential Information

MLS® #	DCDC2221590
Price	\$3,499,999
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,491
Acres	0.16
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	1804 45th St Nw
Subdivision	FOXHALL
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20007

Amenities

Amenities	Bathroom - Walk-In Shower, Built-Ins, Carpet, Formal/Separate Dining Room, Wood Floors, Walk-in Closet(s), Wainscotting, Recessed Lighting
# of Garages	2
Garages	Inside Access, Garage Door Opener, Garage - Side Entry

Interior

Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Fully Finished, Heated, Improved, Interior Access, Windows
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mantel(s), Stone, Brick
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding
Exterior Features	Other, Balcony, Porch(es), Wood Fence, Privacy Fence, Fenced-Rear
Foundation	Permanent

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	September 9th, 2025
Days on Market	29
Zoning	R-1

Listing Details

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Listing information last updated on October 18th, 2025 at 11:30pm EDT