

\$2,250,000 - 4704 45th St Nw, WASHINGTON

MLS® #DCDC2222034

\$2,250,000

6 Bedroom, 4.50 Bathroom, 3,463 sqft

Residential on 0.11 Acres

AMERICAN UNIVERSITY PARK,
WASHINGTON, DC

Welcome to this stunning, renovated and expanded home in highly desirable American University Park! Set on a flat, landscaped lot with a fenced backyard, detached one-car garage, and over 3,600 square feet of exquisitely finished living space across four levels, this residence perfectly blends historic charm with modern luxury. A slate walkway winds through the lush front yard, leading to a welcoming entry. Inside, the traditional floor plan opens to a gracious living room featuring a wood-burning fireplace and glass-enclosed bookshelves. The home seamlessly transitions into a multi-level rear addition, showcasing a spectacular great room with a wall of sliding glass doors that open to a brand-new outdoor seating area. Broad steps lead down to a new slate patio, freshly graded backyard, and new garden shed—perfect for entertaining or quiet enjoyment. At the heart of the home is a chef's kitchen outfitted with: GE Monogram appliances including a 36" 6-burner gas rangetop, wall oven, speed oven, and undercounter drawer microwave, Bosch refrigerator/freezer with dual compressors, U-Line beverage and breakfast bar refrigerators, Hansgrohe sink fixture, Expansive center island with bar seating and appliance storage, Built-in window bench with additional storage, and an adjacent butler's pantry providing extra prep space and cabinetry. The butler's pantry flows into a spacious formal dining room, ideal for both



everyday meals and special gatherings. A powder room is conveniently located on the main level. Upstairs, the primary suite is a serene retreat featuring a private outdoor veranda, custom walk-in closet with built-in cabinetry and a private in-suite washer/dryer, luxurious en suite bath with dual vanities, heated floors, custom cabinetry, soaking tub, walk-in shower, water closet, and Bluetooth speaker system. Three additional bedrooms and two full bathrooms complete the second level, offering ample space and comfort. The finished third level attic offers a flexible living area, perfect for an office, playroom, or recreation space—plus an additional bedroom with sweeping neighborhood views. The fully remodeled lower level provides even more living space, including a sixth bedroom, full bathroom, laundry room, conditioned storage area, and generous pantry. Additional updates include solar panels, updated electrical and plumbing systems, and thoughtful finishes throughout. Enjoy garage parking, or leave the car behind with easy access to both Tenleytown and Friendship Heights Metro stations. Janney Elementary School. This home offers the ideal blend of luxury, location, and livability. **Seller kindly ask that any offer be presented by 5pm on Monday.**

Built in 1938

Essential Information

MLS® #	DCDC2222034
Price	\$2,250,000
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,463
Acres	0.11

Year Built	1938
Type	Residential
Sub-Type	Detached
Style	Colonial, Other
Status	Active Under Contract

Community Information

Address	4704 45th St Nw
Subdivision	AMERICAN UNIVERSITY PARK
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20016

Amenities

Amenities	CeilingFan(s)
# of Garages	1
Garages	Covered Parking

Interior

Appliances	Stove, Cooktop, Oven-Wall, Microwave, Refrigerator, Icemaker, Dishwasher, Disposal, Freezer, Washer, Dryer, Humidifier
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished
Fireplace	Yes
# of Fireplaces	1
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding
Foundation	Concrete Perimeter, Other

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	September 19th, 2025
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Days on Market	6
Zoning	SEE ZONING MAP

Listing Details

Listing Office	Redfin Corp
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Listing information last updated on October 19th, 2025 at 3:00am EDT