

\$1,100,000 - 1302 Floral St Nw, WASHINGTON

MLS® #DCDC2222746

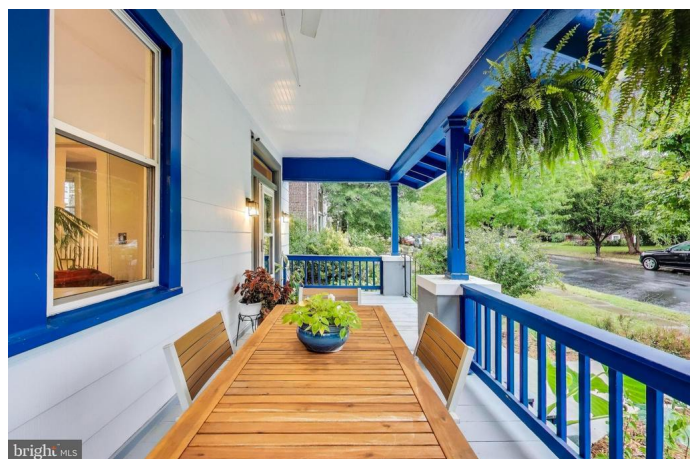
\$1,100,000

5 Bedroom, 2.00 Bathroom, 2,119 sqft

Residential on 0.11 Acres

SHEPHERD PARK, WASHINGTON, DC

A classic farmhouse in NW DC? Yes, really! Here you find timeless details, generous proportions, and historic charm set in ever-popular Shepherd Park, with easy access to the best of DC: renowned dining, shopping, nightlife, theaters, parks, and more. The front porch and grand entry foyer set the tone for a home that is simultaneously welcoming and elegant. The spacious formal living and dining rooms are perfect for hosting friends or enjoying family time with abundant windows that flood the space with natural light. The kitchen features a butler's pantry, and access to the sunny back deck and yard, with mature organic garden beds. The second floor is full of charming spaces and details! The primary bedroom suite has two walk-in closets, a dressing room, and a full bath plus a delightful old-fashioned sleeping porch, which is the perfect space for an office, meditation space, or just a private retreat. A well-appointed hall bath and two equally sized bedrooms round out the second level. One more flight up, you find two more good sized rooms that together run the depth and width of the house, and can serve as bedrooms or home offices. The unfinished basement has a rough-in for a full bath and an exterior door, offering lots of potential for future uses, and has abundant shelving perfect for storage right away. Could it get any better? Among many other things to like: hardwood floors from top to bottom, 9+ foot ceilings, custom radiator covers, 1-year-old roof, and fresh paint



throughout. This house is on one of the most "neighborly" streets in Shepherd Park, with a long-standing annual block party, Halloween routes, and community events all year. All this, in one of the most desirable DC neighborhoods, just a couple of blocks from The Parks at Walter Reed. TPWR is a hub of activity, anchored by Whole Foods Market, with dining options, a dog park, vetâ€™s office, and regular outdoor events, including fitness classes and jazz concerts. Plus the metro red line is only 1 mile away! This home offers top-tier convenience with easy access to shopping, dining, entertainment, Rock Creek Park, public transportation, and major commuter routes. Thereâ€™s a reason itâ€™s so hard to find a house in Shepherd Park - families stay for generations, so turnover is minimal! Grab this opportunity while you can and make this fabulous house your new home!

Built in 1918

Essential Information

MLS® #	DCDC2222746
Price	\$1,100,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,119
Acres	0.11
Year Built	1918
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	1302 Floral St Nw
Subdivision	SHEPHERD PARK

City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20012

Amenities

Amenities	Butlers Pantry, CeilingFan(s), Crown Molding, Double/Dual Staircase, Formal/Separate Dining Room, Wood Floors
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Interior

Interior Features	Floor Plan-Traditional
Heating	Central, Radiator
Cooling	Ceiling Fan(s), Window Unit(s)
Has Basement	Yes
Basement	Full, Outside Entrance, Rear Entrance, Unfinished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	4
Stories	4

Exterior

Exterior	Frame
Exterior Features	Deck(s), Porch(es)
Windows	Double Hung, Replacement, Screens
Roof	Architectural Shingle
Foundation	Block

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
Elementary	SHEPHERD
Middle	DEAL
High	JACKSON-REED

Additional Information

Date Listed	September 19th, 2025
Days on Market	33
Zoning	R1B

Listing Details

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Listing information last updated on October 21st, 2025 at 7:00am EDT