

\$849,900 - 12 Nicholson St Nw, WASHINGTON

MLS® #DCDC2222806

\$849,900

4 Bedroom, 4.00 Bathroom, 2,136 sqft

Residential on 0.11 Acres

MANOR PARK, WASHINGTON, DC

EXCITING NEWS! Sellers are offering to BUY DOWN the Buyer's rate with an accepted offer. This wonderful home just became SUPER AFFORDABLE! A rare blend of classical appointments and modern convenience, 12 Nicholson delivers on condition, style, and location in droves! Fully redone from top to bottom in 2019 and offering three fully finished levels of living space, the home still feels nearly new and is primed and ready for its new owner.

Undeniable curb appeal gives way to the manicured front and large rear yard and gardens, plus a welcoming front porch. The light is fantastic throughout and is immediately evident when entering the living room, a space perfect for entertaining or simply lounging in front of the fireplace. A gleaming and stylish kitchen will inspire your inner chef and boasts bountiful counter and cabinet space. It opens to a sun-splashed dining room with dramatic vaulted ceilings. Two spacious bedrooms and two full baths are also on the main level and include a delightful primary suite with an en-suite bath and a walk-in closet.

Head upstairs to discover the dramatic loft space (bedroom three) complete with its own full bathroom. This special space can also work beautifully as a home office. The lower level is flooded with natural light from multiple windows and boasts a walkout to the rear yard, a huge family room area, room for



another work-from-home station, bedroom four and another full bathroom.

What an amazing location to call home! Less than a mile to METRO, easy access to all points in DC (be sure to check out Idido’s Coffee, Jackie Lee’s, Fort Slocum Park, Whole Foods and Starbucks at Walter Reed) and just a quick jump into Takoma Park, MD (excellent dining choices and the Food coop!)

Built in 1927

Essential Information

MLS® #	DCDC2222806
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,136
Acres	0.11
Year Built	1927
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	12 Nicholson St Nw
Subdivision	MANOR PARK
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20011

Amenities

Amenities	Stall Shower, Tub Shower, Bathroom - Walk-In Shower, CeilingFan(s), Master Bath(s), Recessed Lighting, Walk-in Closet(s), Shades/Blinds, Wood Floors
Parking	Paved Parking

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Stove, Washer, Water Heater - Tankless
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Daylight, Partial, Fully Finished, Heated, Interior Access, Outside Entrance, Rear Entrance, Walkout Stairs, Windows
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Shingle
Exterior Features	Extensive Hardscape, Exterior Lighting, Street Lights, Porch(es)
Foundation	Permanent

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	September 18th, 2025
Days on Market	32
Zoning	R-1-B

Listing Details

Listing Office	Compass
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Listing information last updated on October 19th, 2025 at 9:30pm EDT