

\$1,500,000 - 1225 T St Nw, WASHINGTON

MLS® #DCDC2225360

\$1,500,000

3 Bedroom, 2.50 Bathroom, 1,872 sqft

Residential on 0.04 Acres

LOGAN CIRCLE, WASHINGTON, DC

A labor of love updated by an experienced local developer for his own personal use and enjoyment. Welcome to this pristine rowhouse on one of Logan's™ best blocks, and a truly special offering at that!

As you enter the residence at 1225 T St NW through the lush front garden you'll note bespoke features spread over two levels of sophisticated living. The main level greets you with gleaming hardwood floors, 9ft+ ceilings, and a large open living space. The living room features a wood burning fireplace with ornate detail and transitions effortlessly into the large formal dining area meant to host seating for up to 12 guests, as well as the main level powder room and large pantry/coat closet. The updated kitchen features a stainless steel Frigidaire appliance suite, refined cabinetry, just added white quartz counters, as well as eat in space for more casual day to day use. From the kitchen's™ extended eat in area you can step out to the rear deck and enclosed patio area with a just added roll top garage door for off street parking options as well. Step outside just beyond your patio and across the rear alley and you can also take advantage of the Temperance Alley Community Garden with your fellow Logan Circle gardeners where fresh vegetables and herbs to bring right into your kitchen abound!

Upstairs the hardwood floors and ornate



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millwork continue and youâ€™ll find three generously sized bedrooms and two full baths. The primary suite features vaulted ceilings (cresting at nearly 13ff!), a second fireplace, custom trim work, and a knockout primary bath featuring dual vanity, sleek low profile medicine cabinets and lighting, and rich dark floor tiling. Down the hall youâ€™ll find your upper level laundry area with updated LG TinQ appliances, the other two bedrooms with roomy closets, and an equally stunningly spa-like hall bath with a gorgeous blue textured tiles. Other highlights of this thoroughly updated and well maintained home are an Alexa smart thermostat, almost entirely updated lighting throughout, significant updates to both the plumbing and electrical systems since 2022, a Trex Select rear deck (2025), nearly whole house painting (2025), a Simply Safe video alarm doorbell, and more!

Steps to all of the action of both the 14th St Corridor and U St, but off the beaten path enough so that you are not on top to that action;-) This particular block of T is one of the most picturesque in the entire area and leaves you just moments to Metro, shopping, Trader Joeâ€™s and Whole Foods, and upscale restaurants like Le Diplomate and Gypsy Kitchen (just to name a few). Truly a standout property worth the attention of any discerning buyer looking to plant roots in this prestigious neighborhood in the heart of DC, come see for yourself today!

Built in 1880

Essential Information

MLS® #	DCDC2225360
Price	\$1,500,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,872
Acres	0.04
Year Built	1880
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Federal
Status	Active

Community Information

Address	1225 T St Nw
Subdivision	LOGAN CIRCLE
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20009

Amenities

Amenities	Built-Ins, Crown Molding, Formal/Separate Dining Room, Wood Floors, Wainscoting, Upgraded Countertops
Parking	Secure Parking

Interior

Heating	Central
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Fenced-Fully
Foundation	Crawl Space

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	October 2nd, 2025
Days on Market	17
Zoning	RF-1

Listing Details

Listing Office	Compass
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