

\$1,825,000 - 3217 Reservoir Rd Nw, WASHINGTON

MLS® #DCDC2226854

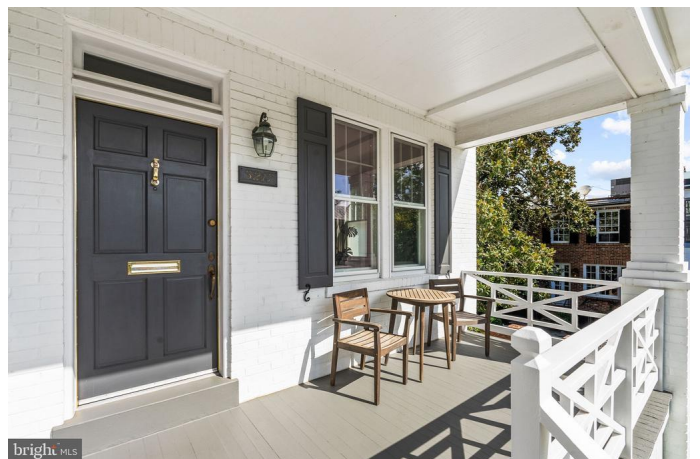
\$1,825,000

3 Bedroom, 3.00 Bathroom, 1,890 sqft

Residential on 0.05 Acres

GEORGETOWN, WASHINGTON, DC

Perched high above a quiet, tree-lined street in Georgetown's East Village, 3217 Reservoir Road NW blends historic charm with modern innovation. Built in 1927, this all-brick semi-detached townhouse is home to an artist and a landscape designer—reflects a perfect harmony of creativity, sustainability, and timeless design. Bathed in natural light from three exposures and two skylights, the residence showcases elegant period details alongside thoughtful, eco-conscious updates, including discreetly integrated full coverage solar panels that enhance energy efficiency while preserving the home's classic aesthetic. Inside, pristine original hardwood floors, high ceilings, mouldings, and recessed lighting create an inviting and refined atmosphere. The spacious living room, centered around a wood-burning fireplace, offers both warmth and artistic character. The turnkey vintage style kitchen—complete with modern stainless steel appliances, ample cabinet storage, a wet bar, and serene garden views—provides the perfect setting for both daily living and entertaining. Upstairs, the primary suite features generous closet space, a bonus seating or study, with additional storage, and a private en-suite bathroom. A second bedroom or creative studio space, and a sleek guest bath with a glass-enclosed shower completes the upper level. The spacious in-law suite offers excellent versatility, boasting a wall of windows, notable ceiling height, a full bath, abundant storage,



and private exterior access—ideal for guests, a home office, or rental potential. Outdoor spaces reflect the owner’s professional touch as a landscape designer, with a lush pollinator garden, thoughtfully composed plantings, and multiple areas for relaxation and entertaining, including a welcoming front porch, rear deck, and stone patio. A fully detached one-car garage adds rare convenience in this coveted neighborhood. Located just steps from Book Hill Park, Dumbarton Oaks, Montrose Park, and the vibrant shopping and dining of Wisconsin Avenue, this sun-filled Georgetown gem combines artistic inspiration, sustainable living, and timeless elegance in one exceptional home.

Built in 1927

Essential Information

MLS® #	DCDC2226854
Price	\$1,825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,890
Acres	0.05
Year Built	1927
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Federal
Status	Active

Community Information

Address	3217 Reservoir Rd Nw
Subdivision	GEORGETOWN
City	WASHINGTON
County	WASHINGTON-DC
State	DC

Zip Code	20007
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Amenities

Amenities	Wet Bar/Bar
# of Garages	1
Garages	Garage - Rear Entry
View	Street, City

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Walkout Level, Daylight, Full, Fully Finished, Interior Access, Rear Entrance, Side Entrance
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Porch(es), Patio, Deck(s)
Foundation	Other

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	October 23rd, 2025
Days on Market	2
Zoning	R-3/GT

Listing Details

Listing Office	Compass
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Listing information last updated on October 24th, 2025 at 10:31am EDT