

\$1,495,000 - 1207 Randolph St Ne, WASHINGTON

MLS® #DCDC2227768

\$1,495,000

4 Bedroom, 3.50 Bathroom, 3,200 sqft

Residential on 0.17 Acres

BROOKLAND, WASHINGTON, DC

While Brookland was not subdivided from its former farmsteads until 1887, its genesis can be traced back to 1687 when Lord Baltimore granted more than 1,000 acres to Ninian Beall.

In 1830, Jehiel Brooks came into possession of 200 acres of this original tract and lent his name to the neighborhood. Brookland is now an eclectic mix of architectural styles including Colonial Revivals, Tudor Revivals, Bungalows, Craftsmans, and American Foursquares. The neighborhood offers a small-town suburban setting with restaurants and retail along 12th and Monroe Streets, NE, while being convenient to downtown DC via public transportation and the Metropolitan Branch Trail.

The house at 1207 Randolph Street, NE, is a clear expression of the American Foursquare style. Its massing with hipped roof and center dormer maximizes usable interior space while retaining a small footprint, offering 3,200 square feet across four finished levels. Its generous windows are sympathetic to the original style, creating a luminous space throughout the year. The deep front porch provides a welcome, shaded living space.

The current owners undertook a thorough renovation in 2023 that comprised every facet of the property. The house offers contemporary living with an aesthetic that combines the best elements of traditional and current interior design. It has energy-efficient



systems, new windows and doors, and insulation, as well as front, rear, and side gardens planted with native pollinators, drought-tolerant flowering bushes and shrubs, and high-impact shade trees.

One-half of the main floor is an open concept that is composed of a living room, dining room, and kitchen that walks out to the rear garden. There is a powder room, large foyer, and mudroom with laundry that is located just inside the entrance from the driveway. The second-floor primary suite has a view onto the rear garden and includes a generous en suite bathroom, and a custom walk-in closet from California Closets with home office. The second floor has two additional bedrooms, a hall bathroom, and linen closet. The finished third floor could serve various uses.

The basement offers eight-foot ceilings, tall casement windows, and a full-light door that allow natural light to permeate the space. There is a fourth bedroom and full bathroom, gym, large storage room, and den that could be enclosed as a fifth bedroom or office. The house is set on a deep, level lot with off-street parking for up to three cars with a 60-amp electric car charger. It is located one block from Yes! Organic Market and Cool Coffee and is a short walk to the Brookland Metro, CVS, and Trader Joe’s.

Built in 1915

Essential Information

MLS® #	DCDC2227768
Price	\$1,495,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1

Square Footage	3,200
Acres	0.17
Year Built	1915
Type	Residential
Sub-Type	Detached
Style	Other
Status	Coming Soon

Community Information

Address	1207 Randolph St Ne
Subdivision	BROOKLAND
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20017

Interior

Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished
# of Stories	4
Stories	4

Exterior

Exterior	Combination
Foundation	Slab

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	October 17th, 2025
Zoning	DCOZ

Listing Details

Listing Office	Compass
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