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Pete Walling, REALTOR®

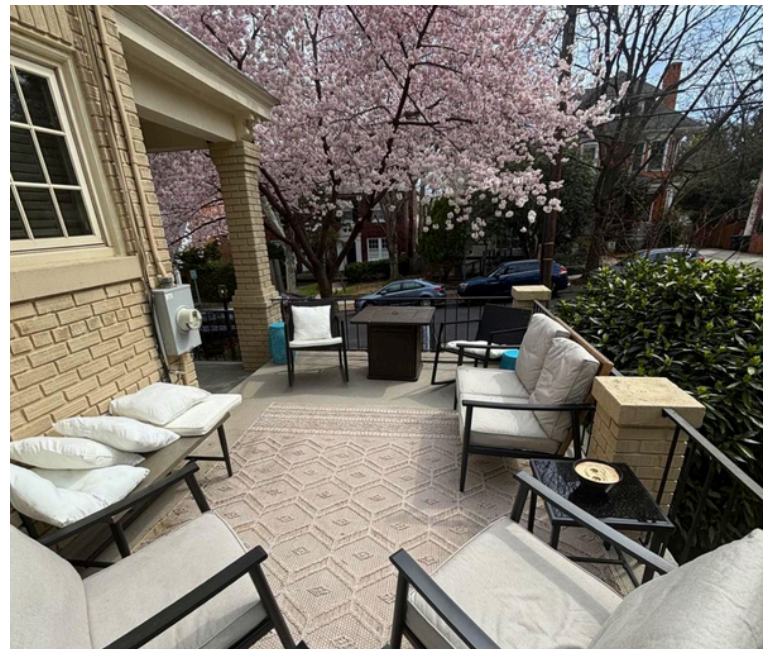
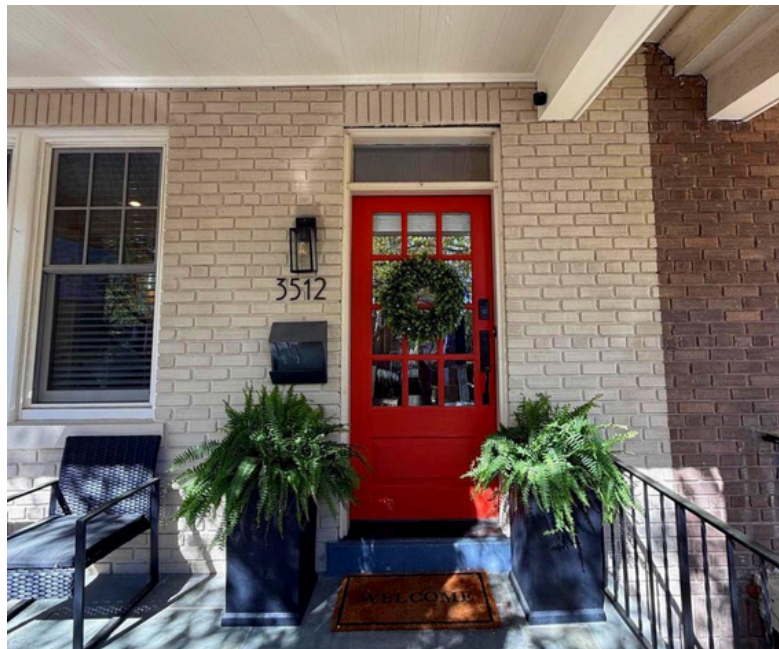
3512 30th Street, NW
Washington, DC 20008



Ideal
Living
in the Heart of
Cleveland Park

Steps from Metro and the National Zoo
Offered at \$1,925,000

Welcome to this beautifully maintained semi-detached Wardman-style home, ideally situated just 1.5 blocks from the Cleveland Park Metro and a short 5-block stroll to the National Zoo. Combining timeless architecture with modern amenities, this inviting residence offers the best of Washington, DC living. A charming wrap-around porch sets the stage for relaxing evenings or effortless entertaining. Rarely found in DC, the home also boasts a private driveway and a one-car garage. Inside, you'll find three spacious bedrooms, two full baths, and a powder room in the main living quarters.

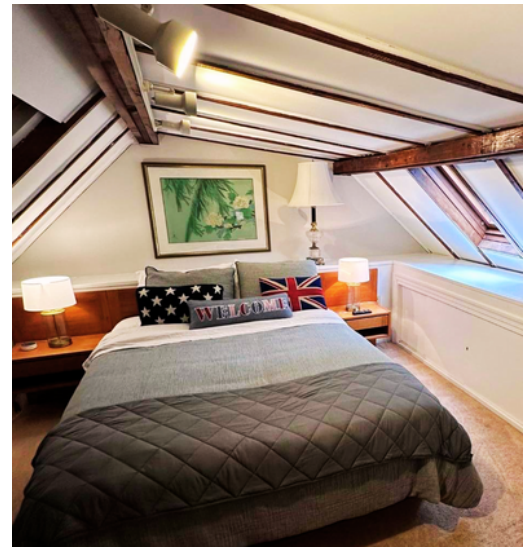


Entertain in style in the formal living room with a mosaic-tiled gas fireplace, custom mantle, and tray ceiling. The spacious dining room, also with a tray ceiling and elegant chandelier, easily seats 12+—ideal for hosting unforgettable DC dinners. The updated chef's kitchen is flooded with natural light and features stainless steel appliances, quartz countertops, heated tile floors, a skylight, and sliding glass doors that lead to the rear porch and fully fenced yard. A separate breakfast area and custom pantry offer over 40 square feet of additional storage. The main level also includes a powder room and coat closet for added convenience.



The luxurious primary suite is a true retreat, featuring a spa-inspired bath with heated slate floors, a porcelain slab shower with built-in bench, whirlpool tub, double vanity, Robern cabinetry, and a private water closet. The impressive 8' x 11' walk-in closet is fully customized with extensive built-ins including drawers, shelving, shoe storage, and laundry hampers. Upstairs, a generously sized second bedroom includes dual closets and easy access to a full hall bath, linen closet, and in-unit washer/dryer. The third-floor bedroom (being sold furnished) features a built-in queen bed and matching nightstands—perfect as a guest suite or home office.





The fully finished lower level offers incredible flexibility and income potential, with a proven three-year Airbnb track record generating over \$40,000 annually. This self-contained suite includes a private entrance, open living/dining area, full kitchen with IceStone countertops and high-end appliances, a bedroom with custom built-ins and dual closets, a glass-enclosed shower with heated floors, an additional washer/dryer, and a cozy sitting room. The lower level space is being sold fully furnished and includes three wall-mounted flat-screen TVs.



Additional Features Include:

- Built-in surround sound speakers throughout
- High-efficiency Renewal by Andersen windows
- Refinished hardwood floors
- Central A/C
- Multiple skylights
- Extensive storage
- And countless thoughtful upgrades

Whether you're looking for an elegant personal residence with every convenience or an income-generating opportunity in one of DC's most desirable neighborhoods, **this home delivers.**



For Further Information Contact:

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