

NORTHWEST REAL ESTATE

A LOOK AT THE MARKET IN NORTHWEST WASHINGTON

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New Dupont building offers reminders of things past

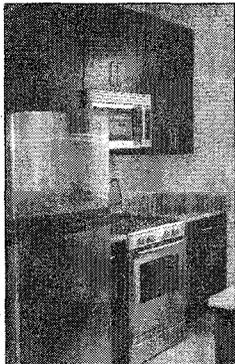
Even in culture-saturated D.C., new condominium projects do not typically arrive with the literary and fine-arts

ON THE MARKET CAROL BUCKLEY

pedigree of Swann's Way, a seven-unit redevelopment of two circa-1885 Dupont row homes.

John Cavanaugh, a sculptor known for his works in hammered lead, used the property as a workshop for years until his death in 1984. Many of Cavanaugh's pieces, which form a series evocative of Marcel Proust's "Swann's Way," are embedded in the exterior's red brick as well as in some of the homes' interiors.

Four of the just-finished units are still available, and though they range in size and price, the commitment to historic preservation as well as green building was maintained throughout the project, said developer Jose Diaz-Asper.



Environmentally sound choices are highlighted in the units' sunny kitchens. Energy-efficient appliances include items from Bosch and General Electric, and the ebony-stained flat-front cabinetry is locally made out of maple. Nearby, front-loading washers and dryers wait in a closet.

Sustainable bamboo flooring runs throughout most units, and single-pane Pella windows are Energy Star-rated. Ceiling fans are an energy-efficient way to battle D.C. summer heat.

But the units are not all function and no form: Ample natural light floods these high-ceilinged spaces through those Pella windows — and on the top floor, skylights.

Kitchen layouts are user-friendly: Appliances cluster on one wall, while a peninsula offers workspace as well as a place for visitors to perch on bar stools.

A thorough gut has left these bedrooms with large closets — a feature typically missing in older homes. Bathrooms also include a

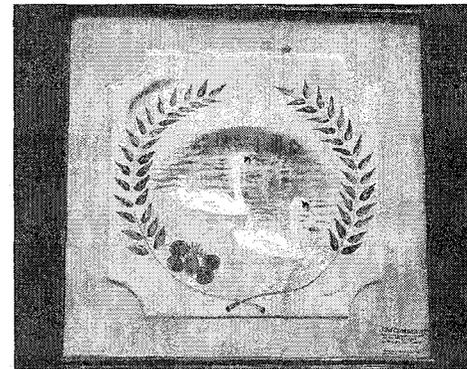
dose of contemporary design with oversized, matte-finish tiles running vertically up shower walls. Those spaces also feature Kohler fixtures.

The historic site has also gotten a technology upgrade. Units are wired for iPod docking and surround sound, and Cat-5 cable is present throughout.

Most Swann's Way buyers will be first attracted by the site's location near all the shopping, dining and easy transit options that Dupont has to offer. Like the building, the area has gotten a sprucing up as well; 18th Street is now undergoing a streetscape update by the city.

A Swann's Way address will come with more than the artistic reminders of the site's history: Residents will be able to see even more of Cavanaugh's work in an art gallery at the 18th Street corner of the building.

But even passersby will get a show: On an unseasonably warm February morning, workers were

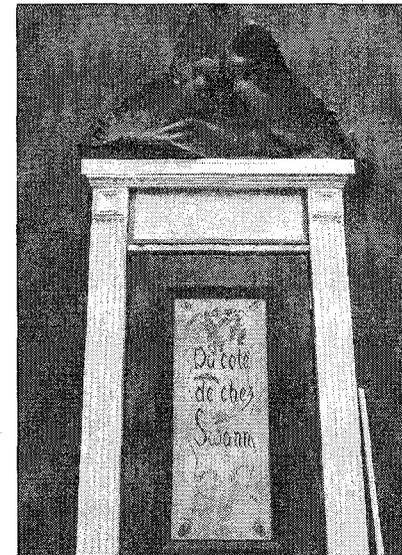


Carol Buckley/The Current

Swann's Way is filled with artistic touches alluding to the building's past.

installing a door with restored paintings between the residences and the gallery. Though not a working doorway, the piece breaks up the expanse of brick along Swann Street and provides another link from the redeveloped site to its creative past.

Unit 101 is on the site's lowest level and offers two bedrooms and one bath; it is offered for \$449,000. Next door, Unit 102, is a split-level one-bedroom, one-bath home and is offered for \$399,000. Upstairs,



Unit 302 has two bedrooms and two baths and is on the market for \$599,000. On the top floor, Unit 402 also has two bedrooms and two baths and is available for \$625,000.

Condo fees range from about \$200 to \$259 per month.

For more information on Swann's Way at 1801-1803 Swann St., call Realtors Julia Diaz-Asper or Daniel Miller of TTR Sotheby's International Realty at 202-333-1212.