

A Rosy Outlook

OUTDOOR LIVING SPACE IS HIGHLY COVETED IN WASHINGTON; HERE, WE REVEAL SPRING DESIGN TRENDS AND PROPERTIES WITH LOVELY GARDEN VIEWS. REPORTING BY OLIVIA OWENS

Washington leads the nation in the percentage of “inbound moves” to the area, a recent study finds, and properties with lovely outdoor areas are in demand as residents seek new living spaces this spring.

“The best spaces in the DC area, in my experience, have been ones with a strong connection from the indoor living to the exterior living [areas],” says Tim Houlihan, senior landscape architect at ZEN Associates (800-834-6654; zenassociates.com), which focuses on designing and building “highly detailed” spaces in the DC area and along the East Coast. “It’s about creating outdoor rooms that can be seen from the indoors, preferably, and can function on their own when the weather allows,” he explains.

And though luxe kitchens and bathrooms are musts in the luxury market, Russell Firestone, a real estate agent with TTR Sotheby’s International Realty (202-271-7701; sothebysrealty.com), adds that an impressive backyard can be the deciding factor when it comes to area home sales. “Our weather lets us use the yard eight months out of the year, if not more,” he says, so buyers view yards as one more key living space to consider.

When they’re settling into these properties, Washingtonians are adding fire and water features outdoors to make them feel more cozy, Houlihan reveals. “Some of the clients who have recently purchased a home are most excited about—immediately—getting into the design and creation of the outdoor space,” he explains.

With several Washington homes on the market boasting covetable spaces inside and out, we reveal a few



ABOVE: The Williams-Addison House in Georgetown. LEFT: A spacious interior in the 19th-century home.



RIGHT: A sitting room at 2400 Foxhall Road. BELOW: Lush trees surround 4400 Garfield St. NW.



delightful properties that are on our radar at press time.

ON THE OUTSKIRTS OF GEORGETOWN, an elegant home with eight bedrooms and six full bathrooms is for sale at \$7.5 million (2400 Foxhall Road; Nancy Taylor Bubes and Matthew B. McCormick, listing agents; nancy.taylorbubes@vfp.com; matt.mccormick@vfp.com). Hedges at the front allow for privacy, and the nearby countryside is still visible from inside the house. The back of the home features a covered porch—perfect for entertaining—and private dining terrace.

A RARE OPPORTUNITY to own an in-town estate arose when a \$7.5 million home with a three-story guest-house recently hit the market (4400 Garfield St. NW; Nancy Itelting, listing agent; itelting@gmail.com). Originally built in 1930, this home has been renovated to the modern standard. The property is surrounded by tall trees and includes a patio and extensive backyard space.

THE HISTORIC WILLIAMS-ADDISON HOUSE in Georgetown (1645 31st St. NW; Capital City Real Estate, sales@capcityre.com), recently underwent a multimillion-dollar renovation. One of the area’s remaining 19th-century dwellings, the 10,000-square-foot home is listed at \$16.8 million and features luxe interior areas on three quarters of an acre—a marvelous size in popular Georgetown. The most anticipated outdoor features? The Old Georgetown Board has approved the additions of an outdoor tennis court or pool, and several formal gardens were in progress at press time. And if you want to make your current outdoor space more appealing this spring, Houlihan suggests upgrading your plantings. He predicts yellows and maroons as popular colors for the season. **CF**