

Best New Listings: A Smart Semi-Detached and a Helicopter Condo

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This week's *Best New Listings* include a smart-house in Lincoln Park and a converted warehouse condo.



A Smart Semi-Detached Home on the Hill

From its exterior, the details in this semi-detached Federal house near Lincoln Park make it stand apart from its next-door neighbors. The open main floor features a limestone fireplace in the living room and a dining room with a wet bar and wine refrigerator. On the other side of a pass-through lies the light-filled kitchen with a waterfall island and Thermador appliances, including a built-in cappuccino machine. Double-exposure and exits to the flagstone-paved sideyard and the manicured rear yard also create a welcoming family room seating area just past the kitchen. However, the most surprising part of this house is that a 2014 rebuild delivered it fully-equipped as a smart house, with numerous features that the owner can control from their phone.

- **Full Listing:** [229 12th Street SE \(map\)](#)
- **Price:** \$1,550,000
- **Bedrooms:** Four
- **Bathrooms:** 2.5
- **Square Feet:** 2,068
- **Listing Agent:** Libby Clarke, Compass



A Duplex at the Helicopter Factory

This two-bedroom unit is one of the [recently-completed](#) Helicopter Factory residences, a converted warehouse named after inventor Emile Berliner who developed helicopter and airplane engines in the building. The unit is bookended by two sets of oversized windows, bringing in light through the living room and dining room and into both bedrooms on the upper floor. A modern kitchen sits in the middle of the open lower floor with a subway-tiled backsplash, industrial-style built-in shelving, a moveable countertop extension, and a barn door concealing the pantry. Another set of stairs past the bedrooms lead to a loft seating area that opens onto the roof deck.

- **Full Listing:** [772 Girard Street NW, #2W \(map\)](#)
- **Price:** \$949,000
- **Bedrooms:** Two
- **Bathrooms:** Two
- **Square Feet:** 1,638
- **HOA Fees:** \$263/month
- **Listing Agent:** Michael Hines, TTR Sotheby's International Realty

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