The Examiner

REAL ESTATE

YOUR WEEKLY GUIDE TO WASHINGTON-AREA HOMES

Current mortgage rates 30-year fixed, conforming – bankrate.com

D.C. 6.53%
Md. 6.33%
Va. 6.35%

THURSDAY
OCT. 30, 2008

GREAT NEIGHBORHOODS

The heart of Meridian Hill beats with new rhythm

By Kris Antonelli
Special to The Examiner

It's late afternoon on a sunny and crisp autumn day and the residents of Meridian Hill, a Washington neighborhood known for its diverse population and architecture, have come out to play.

"This is definitely the place to be on a Sunday," said Anya Blakeley as she watched the drummers set up their instruments for the weekly drummers circle held on a cement terrace in Meridian Hill Park. "This is such a community event and on a warmer day there would be 80 drummers here."

Meridian Hill, bounded by 15th, 16th, Euclid and W streets in Northwest, is a community of stately townhouses, chic contemporary condominiums and renter-friendly apartments. Set in the most culturally and economically diverse area in the District, Meridian Hill's art deco apartments and classic turn-of-the-last-century buildings attract young families as well as single professionals working in the city.

"I moved here in 2003 from Bethesda to be closer to my synagogue and friends," said Brianne Nadeau, a neighborhood commissioner. "Now I could never leave here. We have everything we need right here. It's a rich neighborhood, and I didn't realize what a gem it was until I moved here."

The neighborhood and the park are making a strong comeback from years of neglect when the area was a haven for drug traffickers and thugs. In 1990, after a teenager was killed in the neighborhood, some gutsy residents decided to get together to address the crime problem.

"I came here from [Greenwich]

ANDREW HARNIK/EXAMINER

Village, in New York City," said Steve Coleman, who heads Friends of Meridian Hill and has lived in the neighborhood for 20 years "I got involved when a young man was killed outside of my house."

Coleman, who lives with his family on Euclid Street, said after that incident 500 people came to a meeting and eventually formed the Friends group, the Meridian Hill Neighborhood Association and an 'orange hat' patrol that, along with the police, began patrolling the park. The Friends group appealed for help from the National Park Service, which is responsible for the park. The group raised money and hundreds of volunteers showed up to clean up the park and renovate the Josephine Butler Parks Center, a 40-room Italianate mansion on 15th Street once proposed to be home to future U.S. vice presidents.

"It is a neighborhood in transition," said John Theoharis of Peabody and Theoharis Management, the company that owns Park Square, a 16-unit Art Deco apartment building on 15th Street. "We bought the building because we really believed in the area. The park is the key factor for us."

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MARYLAND

Montgomery County
Bethesda Crest in Bethesda
Luxury townhomes from $1.595 million.
(443) 341-7192

McAuley Park in Potomac
Luxury single family home from $2.4 million.
(443) 341-7192

Clarksburg Village in Clarksburg
Luxury single family homes from the $500's.
(301) 528-5106

Park Ridge in Clarksburg
Estate single family homes from $690,000.
(301) 916-8235

Grace Farm in Clarksburg
Estate single family homes from $799,900.
(301) 916-8235

Damascus Overlook in Damascus
Estate single family homes from the $700's.
(301) 253-2632

Annapolis Rock in Damascus
Estate single family homes from $1.1 million.
(301) 527-9556

Leaman Farm in Germantown
Luxury single family homes from the $600's.
(301) 916-7806

Howard County
Stratford II in Laurel
Luxury single family homes from the $600's.
(301) 498-2594

Saddlebrook Farm in Woodstock
Estate single family homes from the $800's.
(410) 750-0578

Prince George's County
Oak Creek in Upper Marlboro
Single family homes from the $400's.
(301) 390-4471

Charles County
Autumn Hills in Waldorf
Luxury single family homes from the $500's.
(301) 374-6591

VIRGINIA

City of Alexandria
Potomac Greens in Alexandria
Luxury townhomes from the $670's.
(703) 838-9820

Oak Grove in Alexandria
Luxury 1/2 acre single family homes from $2.2 million.
(703) 461-0105

Loudoun County
Village of Waxpool in Ashburn
Estate single family homes from the $700's.
(571) 223-0099

Selma in Leesburg
Estate single family homes from the $800's.
(703) 830-5503

Fairfax County
Crooked Creek in Centreville
5 Acre wooded homesites from the $800's.
(703) 830-5503

Prince William County
Meadows at Morris Farm in Gainesville
Luxury single family homes from the $400's.
(703) 754-3469

Stonewall Manor in Triangle
Luxury single family homes from the $400's.
(703) 221-2359

Fauquier County
The Paddocks of Brookside in Warrenton
Luxury single family homes from the $400's.
(703) 754-3469

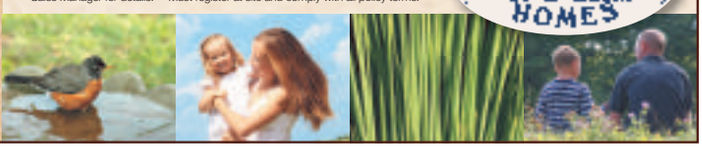
DELAWARE

New Castle County
Parkside
Luxury single family homes from the upper $300's.
(302) 449-0324

*Open 11am – 6pm Daily. Brokers Welcome.****

*Offer valid on contracts ratified between 9/22/08-11/30/08. Offer does not apply to standing inventory & is only available on single family homes to be built. Prices, terms, lot availability and features subject to change without notice. See community Sales Manager for details. ***Must register at site and comply with all policy terms.

CRAFTMARK HOMES



Top reasons to live in Meridian Hill

ANDREW HARNIK/EXAMINER

Historic and romantic park setting

The crown jewel of the neighborhood is Meridian Hill Park, once known as Malcolm X Park, which is a National Historic Landmark. According to the Washington Parks Web site and other sources, long before English colonists arrived, the hill was the sight of a Native American spiritual ground. The park got its name when the city was in its planning stages and Thomas Jefferson championed the idea of the Earth's prime meridian running north of the White House as 16th Street does today. The terraced gardens, long cascading waterfall, fountains and neoclassical architecture form the perfect setting for pleasant picnic suppers. The tree-lined paths that crisscross the park provide a scenic backdrop for joggers and dog walkers. On Sunday afternoons (during the warmer months) people from all over the city come to Meridian Hill Park for the drummers circle where musicians play and dancers — both experienced and novice — display their talents.

ANDREW HARNIK/EXAMINER

Active and strong civic associations

While the Friends of Meridian Hill group rescued the park and neighborhood over a decade ago, residents are still working to improve the community and keep the park safe. The Meridian Hill Neighborhood Association holds concerts, poetry readings and other events in the park.

AMY MULLARKEY/FOR THE EXAMINER

Drummers and dancers gather in the park every Sunday in the summer.

Vibrant nightlife; funky shopping

Meridian Hill is a short jaunt from the U Street corridor and Adams Morgan, where almost any night of the week one can experience laid-back jazz, pounding salsa or the pulsing beat of urban nightlife. And if it's a hip-looking clutch, trendy jeans or comfy sweaters you are after, chances are you will be able to track it down in one of the nearby shops.

Location

The neighborhood is a quick shot down 16th Street to the city's office district and within walking distance of two Metro stops.

At a glance

September 2008
- Average sold price for homes in the 20009 ZIP code: **$499,114**
- Average list price for homes sold in the 20009 ZIP code: **$507,754**
- Average days on market for homes sold: **49**

September 2007
- Average sold price for homes in the 20009 ZIP code: **$518,949**
- Average list price for homes sold in the 20009 ZIP code: **$549,776**
- Average days on market for homes sold: **49**

WASHINGTON-AREA HOMES SOLD

- PRINCE WILLIAM – R2
- MONTGOMERY – R2–3
- PRINCE GEORGE'S – R3
- ALEXANDRIA – R3

The "Homes Sold" data is compiled from public-record information and released to *The Examiner* as it is recorded at local courthouses. As a result, in some weeks, only one or two jurisdictions are represented in the data. *The Examiner* does not assume responsibility for errors or omissions.

Address, unit, bedrooms, baths, sales price, ND = No Data

PRINCE WILLIAM COUNTY

BRISTOW
10009 BORELAND CT, 3, 4, $264,500
9508 MARK TWAIN CT, 4, 5, $400,000

DUMFRIES
15702 BRANDYWINE RD, 3, 2, $240,000
15307 IRIS LN, 4, 3, $274,900

GAINESVILLE
15017 ANCHOR MILL PL, 5, 6, $480,000
7608 JAMES MADISON HWY, 3, 1, $310,000
14149 MURPHY TER, 4, 3, $390,000
14200 REIDHALL PL, 3, 3, $270,000
7708 VINEWOOD CT, 4, 4, $375,000
8865 YELLOW HAMMER DR, 4, 4, $412,550

HAYMARKET
5333 FISHERS HILL WAY, 5, 4, $752,500
15279 GOLF VIEW DR, 4, 5, $529,000

MANASSAS
7806 AMHERST DR, 4, 2, $125,000
9588 BASILWOOD DR, 3, 4, $295,000
9700 BOTSFORD RD, 4, 3, $216,000
8362 GAITHER ST, 4, 3, $375,000
7598 GALES CT 2B-202, 0, ND, $89,000
9901 HENRICO ST, 3, 3, $241,500
9429 LAFAYETTE AVE, 3, 3, $161,500
9270 LINDEN CT, 3, 2, $146,000
7308 MARIPOSA DR, 4, 3, $287,900
9629 NORFOLK ST, 3, 2, $157,000
6109 OLENDER PARK CT, 4, 3, $298,900
11947 RAYBORN CREEK DR, 4, 4, $332,900
10142 WOODBURY DR, 3, 2, $240,500
143 FORREST ST, 3, ND, $118,000
228 KIRBY ST, 3, ND, $145,000
307 KIRBY ST, 4, ND, $170,000
350 KIRBY ST 78, 2, ND, $163,000
9218 KRISTY DR, 3, ND, $200,000

NOKESVILLE
10076 FOX HOUND DR, 3, 3, $344,500
13780 JORDAN MEADOWS LN, 4, 4, $680,000
13607 SMITHWOOD CT, 3, 3, $305,000

TRIANGLE
3700 STONEWALL MANOR DR, 4, 4, $430,000

WOODBRIDGE
14614 AURORA DR, 5, 3, $129,900
500 BELMONT BAY DR 114, 2, 2, $475,000
14318 BIRCHDALE AVE, 3, 2, $135,000
14509 BROOK DR, 3, 2, $165,000
1491 CALIFORNIA ST, 3, 1, $118,200
12808 COLBY DR, 4, 3, $236,900
13205 CONRAD CT, 3, 1, $132,000
14700 DARBYDALE AVE, 3, 3, $173,000
14862 DAYTONA CT, 5, 3, $200,000
14255 FORGE CT, 4, 3, $308,990
14000 FRANKLIN ST, 3, 3, $189,000
14607 FRISCO CT, 3, 2, $176,000
13667 GREENWOOD DR, 4, 3, $300,000
4202 GREGG ST, 3, 1, $115,000
4607 HAMILTON DR, 4, 2, $204,000
1406 HARRISON ST, 3, 3, $136,500
2014 HORNER RD, 3, 2, $240,000
13118 KERRYDALE RD, 3, 2, $128,900
3468 LACROSSE CT, 3, 3, $312,900
12302 LEITH CT, 4, 3, $500,000
13625 LYNBROOK CT, 3, 2, $139,900
13636 LYNBROOK CT, 3, 2, $145,000
5644 NORTHTON CT, 4, 4, $385,000
14869 PRESTIGE DR, 3, 4, $460,000
3643 SERENDIPITY RD, 4, 3, $369,900
14459 SILVERDALE DR, 3, 2, $163,000
12919 STURBRIDGE RD, 4, 4, $240,000
15424 WELDIN DR, 4, 3, $345,000
905 WINGFIELD RD, 4, 3, $224,900

MONTGOMERY COUNTY

ASHTON
328 ASHTON RD, ND, 4, $675,000

BETHESDA
5218 ALBEMARLE ST, ND, 3, $830,000
6917 AYR LN, ND, 3, $860,000
6021 BERKSHIRE DR, ND, 3, $625,000
8601 BURNING TREE RD, ND, 4, $1,010,000
4404 CHESTNUT ST, ND, 3, $749,000
4603 COOPER LN, ND, 2, $765,000
5205 DANBURY RD, ND, 3, $765,000
7309 DURBIN TER, ND, 3, $2,425,000
4907 FORT SUMNER DR, ND, 4, $715,000
9906 JULLIARD DR, ND, 3, $635,000
8110 LILLY STONE DR, ND, 3, $750,000
7017 NEVIS RD, ND, 3, $1,125,000
5608 NORTHFIELD RD, ND, 2, $711,500
5524 PARKSTON RD, ND, 3, $870,000
7501 PEPPERELL DR, ND, 4, $995,000
9503 SINGLETON DR, ND, 2, $599,995
5919 WILMETT RD, ND, 2, $659,000
5821 WYNGATE DR, ND, 2, $600,000

BOYDS
18606 HARVEST SCENE CT, ND, 4, $650,000

BROOKEVILLE
2 NORTH ST, ND, 5, $910,000

CHEVY CHASE
7206 BRENNON LN, ND, 3, $1,250,000
4840 CHEVY CHASE BLVD, ND, 5, $1,550,000
4903 CHEVY CHASE BLVD, ND, 2, $740,000
3308 JONES BRIDGE RD, ND, 2, $505,000
5500 KIRKSIDE DR, ND, 4, $1,550,000
5523 WARWICK PL, ND, 5, $1,347,500

CLARKSBURG
13231 WINDSONG LN, ND, 4, $490,000

DAMASCUS
23615 CORNERSTONE LN, ND, 4, $555,000

DERWOOD
16412 GRANDE VISTA DR, ND, 3, $480,000

GAITHERSBURG
141 CHEVY CHASE ST 141A, ND, ND, $425,000
7448 CINNABAR TER, ND, 3, $381,250
18620 MALLORY PL, ND, 2, $355,000
6720 OLNEY LAYTONSVILLE RD, ND, 1, $600,000
18503 RELIANT DR, ND, 3, $695,000
302 SAYBROOKE VIEW DR, ND, 3, $390,000
12009 SUFFOLK TER, ND, 3, $380,000
2 TRIPOLEY TER, ND, 3, $425,000
16900 WESTBOURNE TER, ND, 3, $422,000
302 WOODLAND RD, ND, 2, $365,000
404 WOODLAND RD, ND, 3, $435,000

GERMANTOWN
14416 BROOKMEAD DR, ND, 2, $525,000
18102 COACHMANS RD, ND, 3, $515,000
8 COACHMANS CT, ND, 3, $640,000
17818 FALCONCREST CIR, ND, 4, $572,500
17835 FALCONCREST CIR, ND, 3, $669,000
19204 GOLDEN MEADOW DR, ND, 3, $445,000
21227 LAKE SPRAY TER 88, ND, ND, $352,500
11500 LUCRECE TER, ND, 3, $374,000
19305 MOSSBROOK CT, ND, 3, $415,000
20831 SHAMROCK GLEN CIR 1504, ND, ND, $358,000
12911 WOODCUTTER CIR 111, ND, ND, $330,000

KENSINGTON
3922 BALTIMORE ST, ND, 4, $850,000
10008 CEDAR LN, ND, 2, $530,000
3816 DENFELD AVE, ND, 2, $455,000
4505 DRESDEN ST, ND, 3, $585,000
10520 EWELL AVE, ND, 1, $315,000
4501 FRANKLIN ST, ND, 3, $570,000
4604 FRANKLIN ST, ND, 1, $530,000
11130 NEWPORT MILL RD, ND, 4, $333,000
3513 NIMITZ RD, ND, 2, $425,000
10106 THORNWOOD RD, ND, 2, $559,000

NORTH POTOMAC
14729 PEBBLE HILL LN, ND, 4, $580,000
11226 WELLAND ST, ND, 4, $895,000

OLNEY
3713 CHERRY VALLEY DR, ND, 3, $510,000

More info:

- To see all of the listings of the homes sold we received this week, go to **www.dcexaminer.com** and type the phrase **"Homes Sold"** in the search box. Be sure to include the quotes around the phrase.