

The decorated Mayfair unit of 441 Q St. NW. (Photos by Benjamin C. Tankersley/For The Washington Post)

Buying New | Each unit has at least two levels and three bedrooms, three bathrooms.

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By Amy Worden

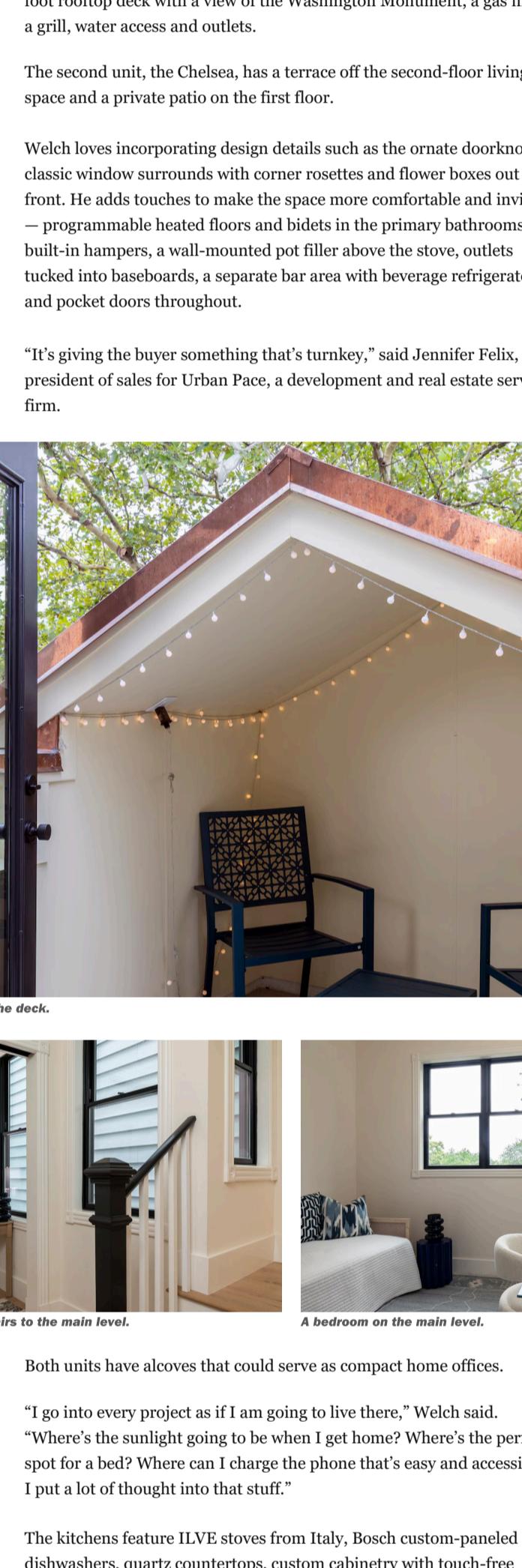
The first thing developer Michael Welch noticed when he saw 441 Q St. NW was that it was south facing. He knew that with the abundant light he had plenty to work with as he set out to turn a single-family Washington house into two spacious condominium units.

"I wanted to grab that sunlight and bring it throughout the space," said Welch, who left his career as a lawyer nine years ago to become a full-time developer, using his keen eye for architecture, design and detail to create distinctive spaces.

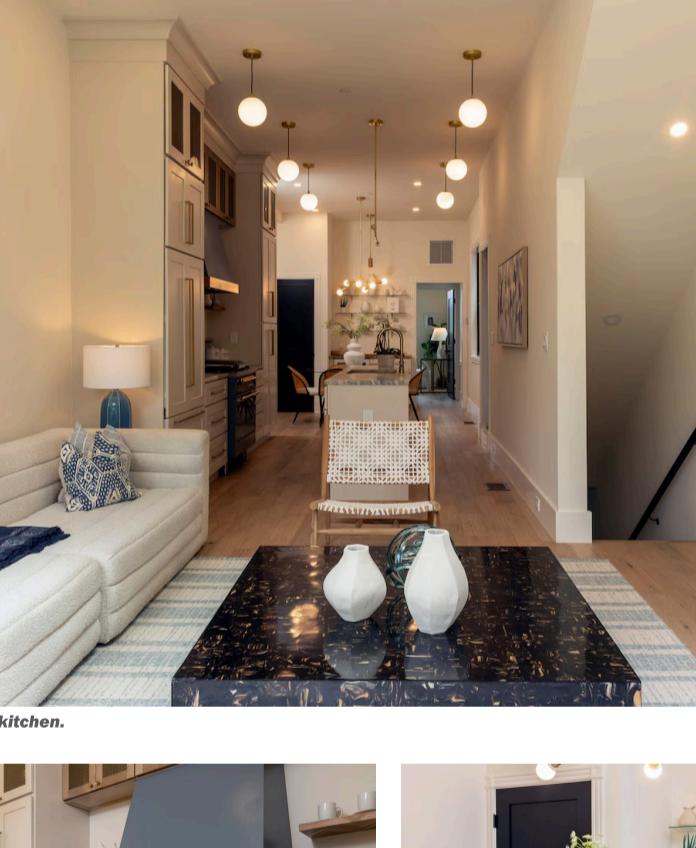
Welch did a gut renovation on the two-story 1900 house, preserving its Formstone-over-brick facade, digging 10 feet below the original basement and building a full third floor. One unit has two levels and one has two levels plus a rooftop deck.

Welch takes a nontraditional approach to a multi-floor layout by putting the bedrooms on the first floor and the kitchen, dining and entertainment space on the higher floors.

"You don't want to walk through someone's bedroom to get to the roof deck," he said.



The developer said the windows provide lots of natural light.

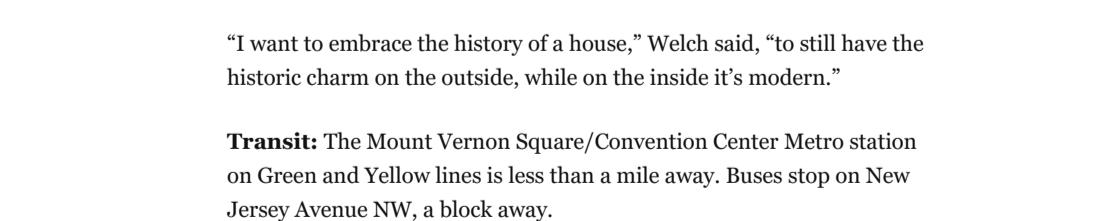


Both units are 1,750 square feet with three bedrooms and three baths. Both have outdoor space on two levels. The Mayfair, the penthouse unit, has a cozy covered nook on the second floor deck. It has an 800-square-foot rooftop deck with a view of the Washington Monument, a gas line for a grill, water access and outlets.

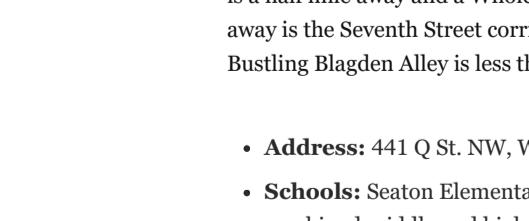
The second unit, the Chelsea, has a terrace off the second-floor living space and a private patio on the first floor.

Welch loves incorporating design details such as the ornate doorknobs, classic window surrounds with corner rosettes and flower boxes out front. He adds touches to make the space more comfortable and inviting — programmable heated floors and bidets in the primary bathrooms, built-in hampers, a wall-mounted pot filler above the stove, outlets tucked into baseboards, a separate bar area with beverage refrigerator, and pocket doors throughout.

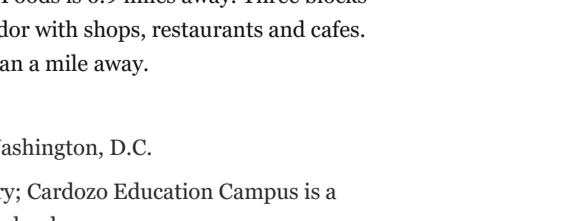
"It's giving the buyer something that's turnkey," said Jennifer Felix, vice president of sales for Urban Pace, a development and real estate services firm.



A seating nook on the deck.



A desk area and stairs to the main level.



A bedroom on the main level.

Both units have alcoves that could serve as compact home offices.

"I go into every project as if I am going to live there," Welch said.

"Where's the sunlight going to be when I get home? Where's the perfect spot for a bed? Where can I charge the phone that's easy and accessible? I put a lot of thought into that stuff."

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The kitchens feature ILVE stoves from Italy, Bosch custom-paneled dishwashers, quartz countertops, custom cabinetry with touch-free waste and recycling cabinets, solid wood windows and bathroom vanities with quartz counters.



The living area and kitchen.

The kitchen.

The dining area.

The kitchen and living area.

The house sits between the Shaw and Bloomingdale neighborhoods, on a block lined with historical townhouses and huge sycamore trees that form a canopy over Q Street NW, which runs one way, reducing traffic volume and noise over the street.

"I want to embrace the history of a house," Welch said, "to still have the historic charm on the outside, while on the inside it's modern."

Transit: The Mount Vernon Square/Convention Center Metro station is a half mile away and a Whole Foods is 0.9 miles away. Three blocks away is the Shaw and Bloomingdale neighborhood.

Nearby shops and restaurants: Giant Food (1400 Seventh St. NW) is a half mile away and Whole Foods is 0.9 miles away. Three blocks away is the Shaw and Bloomingdale neighborhood.

Parks and recreation: Kennedy Recreation Center is a half mile away and a playground, splash pad, tennis courts, basketball courts, indoor gym and fitness center. Bundy Dog Park is on P Street between Fifth Street NW and New Jersey Avenue NW, a block away.

Developer: Michael Welch

Type of home: Condominium

Price: \$1.04 million and \$1.325 million

Condo fees: \$292 a month

Number of units: 2

Square footage: Both units are 1,750 square feet

Parking: There is one designated parking space with an EV charger included with the Mayfair unit. There is available street parking and residents can get a zoned permit.

Website: 441qstreet.com