

\$1,195,000 - 1304 E St Ne, Washington

MLS® #DCDC2213148

\$1,195,000

4 Bedroom, 3.50 Bathroom, 2,144 sqft

Residential on 0.03 Acres

CAPITOL HILL, Washington, DC

Interested in income-producing possibilities? Partial to potential parking? Focused on flexibility? New price (and recent rate dip) makes this lovely 4BR/3.5BA a great value today, and the ability to EASILY accommodate guests/au pairs, and the potential for AirBnB, puts flexibility to the forefront in the connecting lower level. And did we mention the previous owners used the rear patio for parking in the past?? Relax on the front porch and chat with neighbors. Step inside to a sunny open floorplan w/sleek floors, and exposed brick accent wall. Enjoy all modern conveniences including lovely stainless and granite kitchen w/breakfast bar on the main level, and the coveted primary ensuite bedroom w/frameless glass shower and double sink vanity upstairs. Profit from flexibility in one of the smartest lower level floorplans we've seen: front family room for main house usage, plus a lockable second living area w/a large kitchenette, the 4th bedroom and the 3rd full bathroom at rear. Hello holiday guests, au pairs, or possible AirBnB-ers! Step outside to multi-level living: a deck off the kitchen for morning coffee, plus lower level deck for al fresco dining, and the alley gate makes for easy bike/stroller access. Note that previous owners used the large patio as a parking pad (potential buyer should verify for themselves if parking is possible as property is not sold w/parking). Enjoy living close to Lovejoy Park playground, Lincoln Park, H Street bars and restos, Capital BikeShares, and all the Hill has



to offer. As always, square footage is approximate and should not be used for property valuation.

Built in 1908

Essential Information

MLS® #	DCDC2213148
Price	\$1,195,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,144
Acres	0.03
Year Built	1908
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Federal
Status	Active

Community Information

Address	1304 E St Ne
Subdivision	CAPITOL HILL
City	Washington
County	WASHINGTON-DC
State	DC
Zip Code	20002

Amenities

Amenities	Stall Shower, Tub Shower, Bathroom - Walk-In Shower, CeilingFan(s), Master Bath(s), Recessed Lighting, Upgraded Countertops, Shades/Blinds, Wood Floors
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Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Washer, Water Heater, Cooktop

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Fully Finished, Rear Entrance, Full, Interior Access, Outside Entrance, Windows
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Deck(s), Patio, Porch(es), Fenced-Fully, Fenced-Rear
Windows	Double Hung
Foundation	Brick/Mortar

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	September 10th, 2025
Days on Market	50
Zoning	RF1

Listing Details

Listing Office	Compass
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Listing information last updated on October 29th, 2025 at 9:01pm EDT