

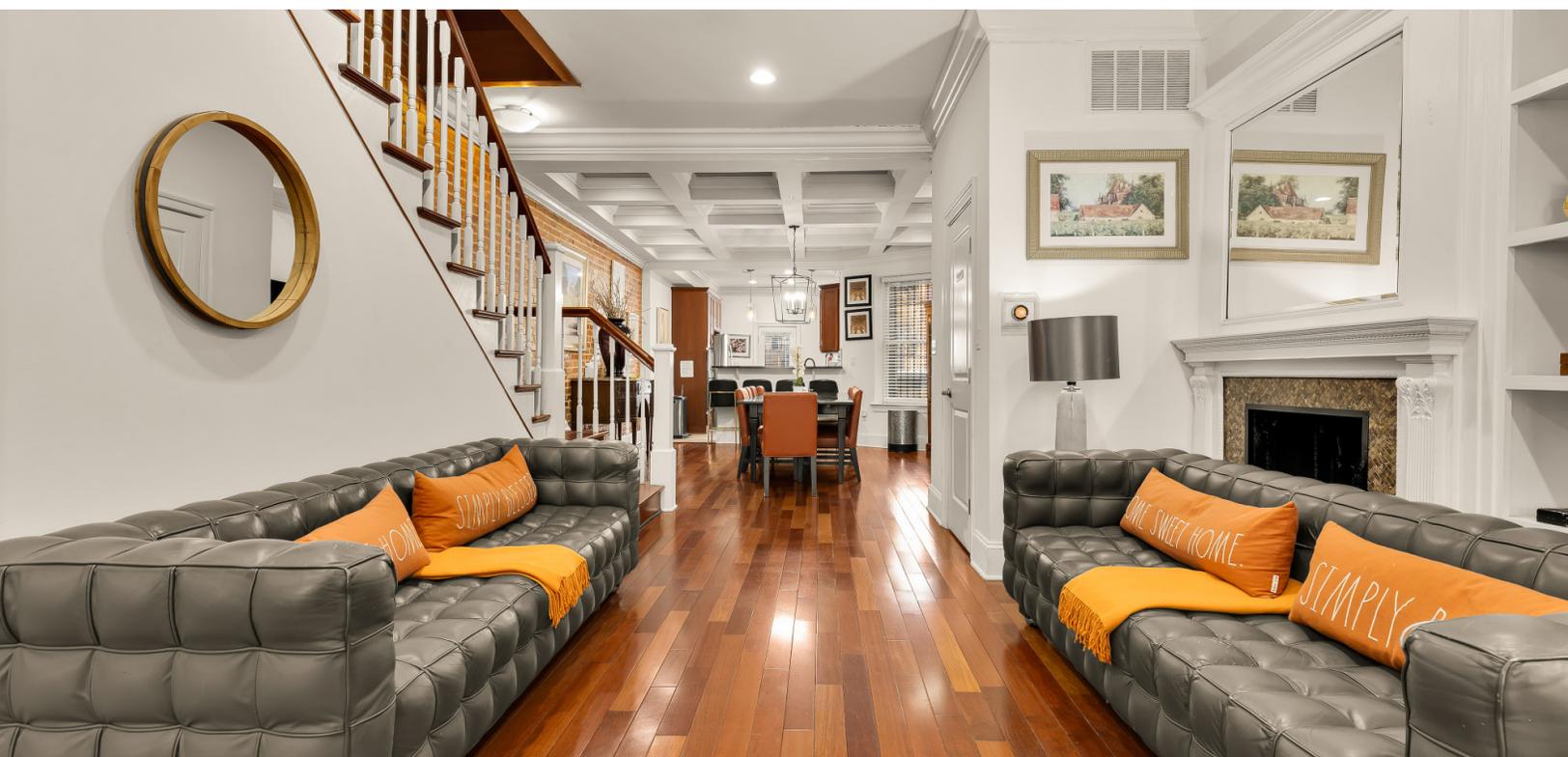
COMPASS

Jenn Smira
& CO.

FINE
HOMES

2814 13TH ST NW

Columbia Heights | 7 Bedrooms | 4 Full Bathrooms, 2 Half | Turn-Key Investment



Historic Grandeur Meets Exceptional Investment Returns

A rare and remarkable investment offering, this five-level Victorian row home delivers exceptional scale, architectural character, and modern livability across more than 4,300 square feet. Thoughtfully renovated, the residence blends historic craftsmanship with contemporary comfort, creating a warm and sophisticated setting for both everyday living and grand entertaining. With over \$500,000 in gross revenue generated in the past three years alone, this property stands out as a proven, high-performing investment opportunity.

Rich Brazilian cherry floors, exposed brick, and beautifully detailed millwork set the tone throughout, complemented by crown molding, coffered ceilings, and multiple fireplaces that add depth and elegance. The expansive main level features an open-concept living and dining experience anchored by a generous, granite-appointed kitchen designed to accommodate gatherings with ease. The upper levels offer an impressive bedroom layout, including a luxurious primary suite with a spa-style bath featuring both soaking tub and separate shower. Additional bedrooms are generously sized, with one enjoying access to a private deck. The third level includes two large en-suite bedrooms, while the top floor provides a dramatic flex space ideal for entertaining, a family room, additional bedroom, or a creative retreat complete with a half bath and access to a spacious private outdoor roof deck.

The lower level enhances the home's versatility with a fully self-contained two-bedroom, one-bath unit, ideal for rental income, guest accommodations, or extended living. From your doorstep, explore neighborhood amenities including multiple grocery stores, beloved dining destinations, vibrant nightlife, and the energy of Columbia Heights and the 14th Street Corridor are just minutes away. With Metro only blocks from home, every part of the city is within reach. Meticulously updated while honoring its historic roots, this exceptional home offers rare scale, flexibility, and enduring appeal making it a standout opportunity for the discerning investor.



Jenn Smira

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