

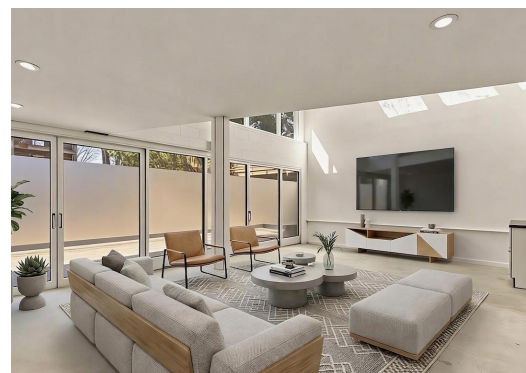
COMPASS

Jenn Smira
& CO.

FINE
HOMES

20 9TH ST NE

Historic Capitol Hill | 3 Bedrooms | 2.5 Bathrooms | Patio & Great Room



Expansive Residence with 18-Foot Ceilings & Flexible Living

Welcome to this expansive, fully detached home in a prime Capitol Hill location, offering 3 bedrooms, 2.5 bathrooms, and a rare two-story family room that adds exceptional flexibility. Thoughtfully updated throughout, the interior blends classic character with modern refinement, creating a warm and inviting environment for living, working, and entertaining.

Inside, original oak floors guide you through the home's traditional front portion, which transitions seamlessly into a more contemporary rear layout. The front formal dining room features built-in bookshelves, while the adjacent living room is anchored by a restored wood-burning fireplace, creating a cozy yet refined setting. Beyond the living room, an eat-in kitchen has been completely renovated with new cabinetry, quartz countertops, recessed lighting, and all-new electrical and plumbing, forming a cohesive and modern centerpiece. A standout feature is the dramatic lofted family room, located just off the kitchen, with 18-foot ceilings, concrete floors, and exceptional natural light from a wall of floor-to-ceiling windows. This large, versatile area can easily function as both a living area, as well as a workspace, creative studio, or home gym depending on your needs. Accessible from both the kitchen and family room, the private patio offers a quiet outdoor retreat with refreshed landscaping and newly painted exterior elements for an ideal space to relax and unwind. Throughout the main level, new smart LED lighting enhances both form and function, while fresh paint on the walls, ceilings, and trim creates a crisp, updated feel. A half bath, laundry area, and enviously large walk-in pantry complete the first floor.

Upstairs, the primary suite offers generous proportions with a wall of closets and an en-suite bath, now enhanced with a new vanity and updated fixtures. Skylights throughout the second floor fill the space with natural light, creating an airy, inviting atmosphere. A newly created home office, converted from a former storage loft, overlooks the family room and adds valuable functional space. A second bedroom overlooks the tree-lined street and is complemented by a refreshed full bathroom in the adjacent hallway. Livability on the upper level is further enhanced with a cozy den located between the bedrooms and lighting improvements throughout. The top floor provides a private third bedroom, freshly updated with new paint and lighting. Perfectly positioned on a quiet block just off East Capitol street, the home is moments from the U.S. Capitol, Supreme Court, and Library of Congress, as well as Lincoln Park, Eastern Market, and Barracks Row. A vibrant mix of restaurants, boutiques, parks, and everyday conveniences are all within easy reach. A rare opportunity to own a thoughtfully updated, detached home with flexible space in one of Capitol Hill's most sought-after locations, where timeless charm meets modern living.



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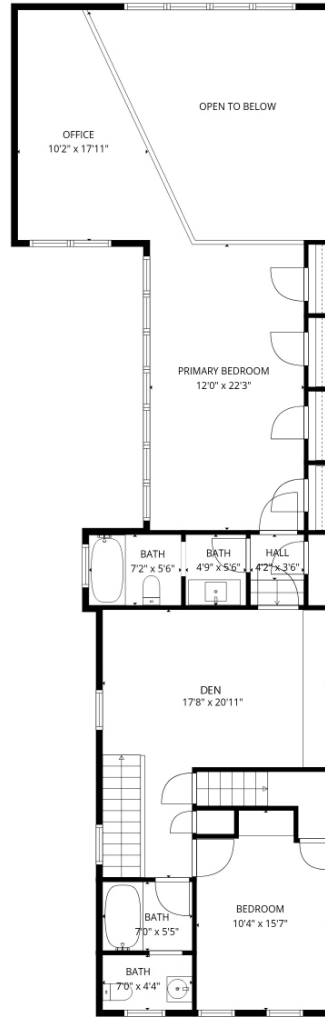
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