

COMPASS

Jenn Smira
& CO.

FINE
HOMES

502 12th St NE

Capitol Hill | 4 Bedrooms | 3.5 Bathrooms | Off-Street Parking



Historic Capitol Hill Victorian with Secure Parking

Welcome to 502 12th Street NE, a classic Capitol Hill Victorian ideally positioned between Lincoln Park and the vibrant H Street Corridor. Offering 4 bedrooms, 3.5 baths, and a separately metered lower-level apartment, this residence combines historic charm, flexible living, and income-producing potential in one of the neighborhood's most sought-after locations. Spanning three levels, the main residence is filled with natural light and timeless character. High ceilings, crown molding, custom built-ins, hardwood floors, and a fireplace create a warm and inviting atmosphere throughout. The open-concept layout allows the living, dining, and kitchen spaces to flow seamlessly together, creating an ideal setting for both everyday living and entertaining. The kitchen has been enhanced with a new Samsung Bespoke refrigerator and Samsung Bespoke range, bringing modern style and functionality to the heart of the home.

At the rear of the home, sliding glass doors open to a private, fully fenced outdoor retreat featuring a two-tiered deck and flagstone patio. Whether hosting guests, dining outdoors, or enjoying a quiet evening, this space serves as a true extension of the home. Recent improvements include a newly refinished and painted rear deck and the addition of off-street parking secured by a new electric freestanding garage door, creating a rare and highly valuable convenience in Capitol Hill. The second level is anchored by a spacious primary suite with a renovated en-suite bath and a custom walk-in closet system backed by a manufacturer warranty. Two additional bedrooms, a full hall bath, and conveniently located laundry complete this level. Additional updates include freshly painted walls and trim throughout the second and third floors, as well as new carpeting in two bedrooms.

The lower level offers exceptional flexibility with a apartment featuring its own front and rear entrances, open living and dining areas, a large kitchen, one bedroom, a full bath, laundry, and a dedicated HVAC system. Recent improvements include new luxury vinyl plank flooring throughout the apartment and a beautifully updated bathroom featuring a new walk-in shower and tile finishes. Whether used for rental income, guests, or multi-generational living, the space adds tremendous value and versatility. Perfectly situated in the heart of Capitol Hill, the home is moments from Lincoln Park, Stanton Park, Eastern Market, Union Station, the U.S. Capitol, the Supreme Court, and the restaurants, cafés, and nightlife of the H Street Corridor. Whole Foods, Trader Joe's, and countless neighborhood favorites are all within easy reach. A rare opportunity to own a quintessential Capitol Hill residence that seamlessly blends historic character, thoughtful updates, outdoor living, secure parking, and income potential in one exceptional address.



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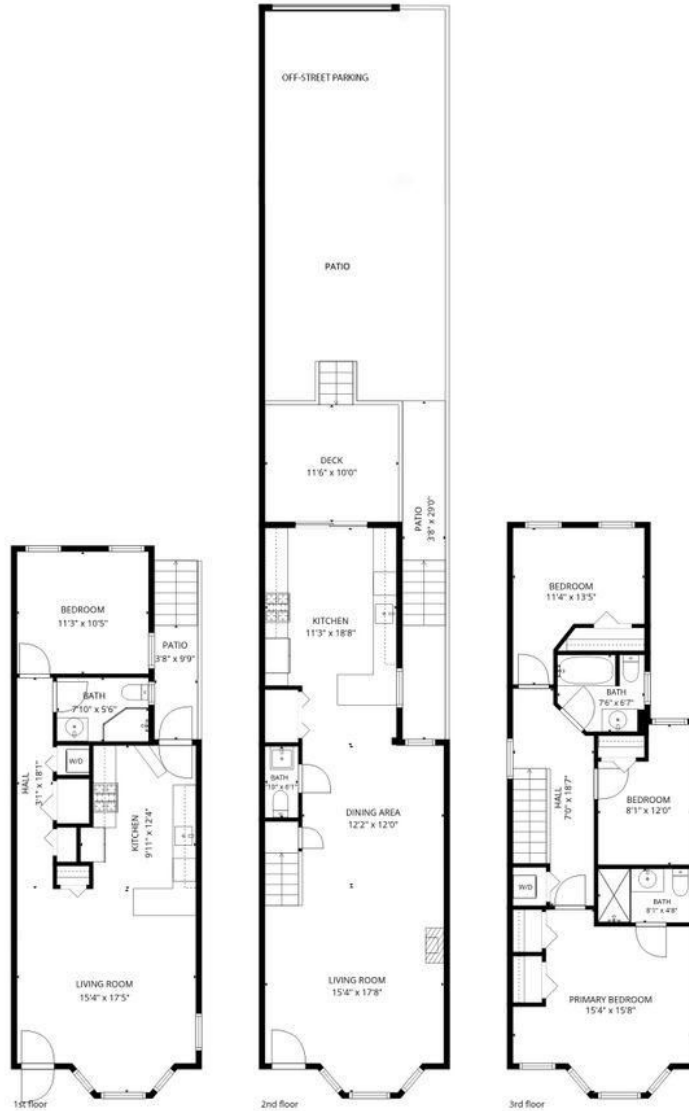


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