

COMPASS

Jenn Smira
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FINE
HOMES

1317 Emerald ST NE

Capitol Hill | 3 Bedrooms | 2.5 Bathrooms | Renovated Hill Home



A Hidden Gem on Capitol Hill's Emerald Street

Welcome to 1317 Emerald Street NE, a beautifully renovated 3 bedroom, 2.5 bath Victorian rowhome tucked along one of Capitol Hill's most distinctive and colorful hidden gem of streets. With southern exposure, multiple private outdoor spaces, and a beautiful renovation, this residence offers a rare combination of charm, natural light, and modern functionality in the heart of Capitol Hill. A welcoming front patio creates the perfect place to take in Emerald Street's iconic streetscape before stepping inside to a bright and expansive main level. Hardwood floors, exposed brick, bay windows, and abundant southern light create a warm and inviting atmosphere throughout. The spacious living room flows naturally into a generous dining area and then into the updated kitchen, which features modern white cabinetry, granite countertops, stainless steel appliances, and ample storage and prep space. French doors open to a private rear patio, extending the living space outdoors and creating an ideal setting for dining, entertaining, or relaxing. A convenient powder room completes the main level.

Upstairs, three well-proportioned bedrooms offer comfort and flexibility. The primary suite is positioned at the front of the home and features a spacious closet and private en-suite spa-like bath. The additional bedrooms offers excellent options for guests, family, or a home office. The third bedroom opens directly to a private upper-level deck, creating a seamless extension of the living space. A beautifully renovated hall bath with a glass-enclosed shower and conveniently located upper-level laundry complete the floor. Thoughtfully renovated throughout, 1317 Emerald Street NE blends timeless Victorian architecture with modern systems and finishes, including updated mechanicals, electrical, plumbing, and appliances. The result is a move-in-ready Capitol Hill home that offers the character of a historic rowhouse with the ease of contemporary living.

Perfectly positioned in Capitol Hill, the home is moments from Lincoln Park, Stanton Park, Lovejoy Park, Eastern Market, Union Station, the U.S. Capitol, the Supreme Court, and the restaurants, cafés, nightlife, and neighborhood conveniences of the H Street Corridor. Whole Foods, Trader Joe's, Metro access, and countless local favorites are all within easy reach. Combining historic charm, modern updates, exceptional natural light, and two private outdoor spaces, 1317 Emerald Street NE presents a rare opportunity to own a quintessential Capitol Hill residence in one of Washington's most walkable and sought-after neighborhoods.



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