

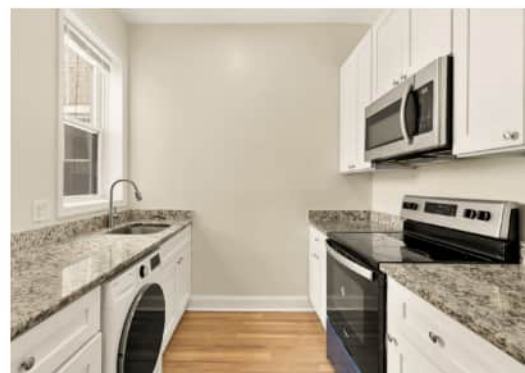
COMPASS

Jenn Smira
& CO.

FINE
HOMES

113 15th ST SE

Capitol Hill | 6 Bedrooms | 3 Full, 1 Half Bathroom | Off-Street Parking



Modern Capitol Hill Rowhome with 2 Bedroom Apartment

Welcome to 113 15th Street SE, a distinctive Capitol Hill rowhome offering exceptional versatility, generous living spaces, and the rare opportunity for a separate lower-level apartment in the heart of Hill East, Washington, D.C. With a total of 6 bedrooms, 3 full baths, and 1 half bath across multiple levels, this property offers outstanding flexibility for a primary residence, multigenerational living, or an investment opportunity in one of the city's most established and desirable neighborhoods. The main residence spans two levels and features 4 bedrooms and 2.5 baths, providing generous space for everyday living, entertaining, and working from home. The thoughtful floor plan offers flexibility for a variety of living arrangements while preserving the character and charm of a classic Capitol Hill rowhome.

The lower level is configured as a separate 2 bedroom, 1 bath residence, complete with its own private exterior entrance and separately metered electricity. This versatile arrangement creates an opportunity for extended family accommodations, AirBnB, guest quarters, or potential rental income while maintaining privacy between the two living spaces. The property currently has a certificate of occupancy for a 2-unit flat. Outside, a private rear patio provides a welcome extension of the living space, ideal for outdoor dining, entertaining, or relaxing. The rear of the property also offers off-street parking.

Perfectly positioned in the heart of Capitol Hill's Hill East neighborhood, 113 15th Street SE places you moments from Lincoln Park, a beloved neighborhood gathering place with playgrounds, expansive green space, and beautiful tree-lined surroundings. Local favorites including The Pretzel Bakery, Pacci's, Wine & Butter, and The Roost are all nearby, while Eastern Market, Barracks Row, Navy Yard, the H Street Corridor, and the Anacostia Riverwalk Trail offer an exceptional collection of dining, shopping, entertainment, and outdoor recreation.

With convenient access to nearby Metro stations, major commuter routes, and the evolving amenities surrounding the Commanders Stadium coming soon, the location combines outstanding connectivity with the charm and community atmosphere that define Capitol Hill living. Whether you're seeking a spacious primary residence with a separate guest suite, exploring a multigenerational living arrangement, or pursuing an income-producing Capitol Hill investment property, 113 15th Street SE presents a compelling opportunity to own a versatile Washington, D.C. rowhome with multiple living spaces, private outdoor space, and exceptional access to everything Hill East has to offer.



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