COMPASS

Jenn Smira & Co. | FINE HOMES

1242 K Street SE

Capitol Hill | 2 Bedrooms | 1.5 Bathrooms | Modern Finishes









Classic & Charming Capitol Hill Home with Modern Touches







Welcome to 1242 K Street SE, a beautifully updated Federal row-home offering timeless Capitol Hill character, modern design, and exceptional indoor-outdoor living. Behind its classic brick façade and front garden, this light-filled residence pairs historic architectural details with thoughtful contemporary updates in one of Washington, D.C.'s most sought-after neighborhoods.

Inside, soaring ceilings, exposed brick, hardwood floors, and abundant natural light create a warm and inviting atmosphere throughout the main level. The gracious living room is anchored by a fireplace and flows seamlessly into the dining area and custom eat-in kitchen. The kitchen features generous cabinetry, ample prep space, and a spacious center island that serves as the heart of the home. Just beyond, floor-to-ceiling doors open to a private rear patio, creating an effortless extension of the living space for outdoor dining, entertaining, or quiet evenings at home.

A striking floating industrial-style staircase leads upstairs to two generously proportioned bedrooms and a beautifully renovated full bath featuring custom tilework and a glass-enclosed shower. The sun-filled primary bedroom offers its own private deck, providing a peaceful outdoor retreat, while the second bedroom is framed by three oversized windows that bring in exceptional natural light. Recent improvements include fresh interior paint, an updated water heater, and new patio fencing, all in 2022.

Perfectly positioned in the heart of Capitol Hill, 1242 K Street SE places you moments from neighborhood favorites including The Roost, Eastern Market, Barracks Row, Lincoln Park, Trader Joe's, and the Anacostia Riverwalk Trail. Two nearby Metro stations, including Potomac Avenue, provide convenient connectivity throughout the city, while Navy Yard and some of Washington's best restaurants, cafés, markets, parks, and entertainment destinations are all within easy reach.

Blending classic Capitol Hill architecture with modern updates, private outdoor living, and exceptional walkability, 1242 K Street SE presents a rare opportunity to own a beautifully designed home in one of Washington, D.C.'s most beloved neighborhoods.

JS & CO.
FINE HOMES



Jenn Smira

REALTOR®,
Executive Vice President

202.280.2060
jsmira@jennsmira.com



Henderson Hunter III

REALTOR®,
DC, MD, & VA

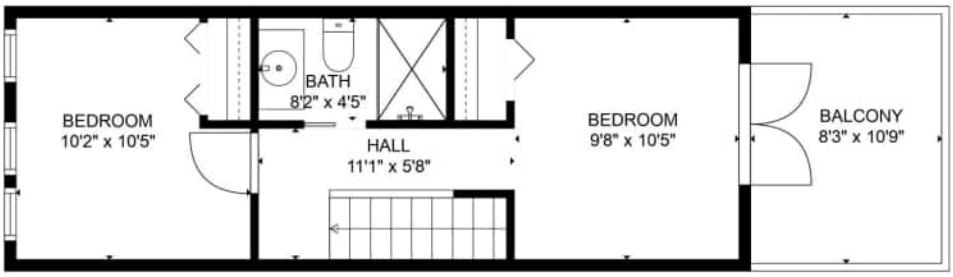
771.233.6353
henderson.hunter@jennsmira.com

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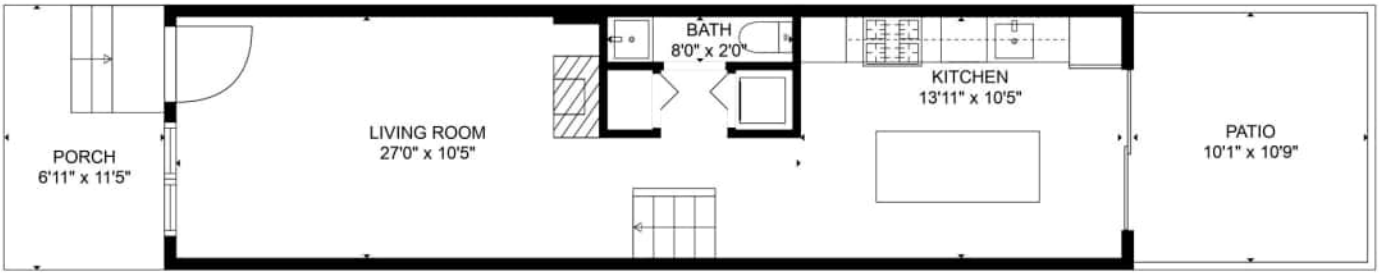
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FLOOR 2



FLOOR 1

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