

\$485,000 - 2305 Nicholson Se #202, WASHINGTON

MLS® #DCDC2196708

\$485,000

2 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.00 Acres

ANACOSTIA, WASHINGTON, DC

Construction Completed! Brand new luxury residences situated by the river, where your home strikes a balance between urban living and natural serenity. Wake up to the tranquility of the water and lush greenery, creating an oasis in the midst of the city. This unique environment offers a practical recharge, contributing to improved well-being and career performance. Your residence at The Rivire isn't just a place to live; it's a strategic base for thriving in both personal and professional aspects of life. The design features at The Rivire spare no details such as the Calatta Quartz countertops throughout the house, including bathrooms and full height backsplash, Samsung Series appliance package with 800 series 36-inch industrial range, and 9-inch wide distressed oak engineered hardwood floors. Control your home seamlessly through your Nest Thermostats as well as Hardwired internet throughout. Our bathrooms feature frameless glass doors in showers and bathtubs, and a wall-to-wall designer tile package. This location provides instant access to key DC routes: 1-295, 1-395, BWI Parkway, and I-495, and more. Proximity to an abundance of retail, dining, and entertainment options nearby: Trader Joe's, Safeway, Capitol Hill, and trendy spots like Busboys and Poets. Effortlessly commute using metro by Potomac Ave (Orange, Silver, Blue) and Anacostia Metro (Green) stations. Three major developments are coming to the Southeast area in



2025-2026, which are sure to enhance community amenities and bring more recreational spaces, parks, and entertainment options to Anacostia. These developments include the 11th Street Bridge Project, the Bridge District, Buzzard Point, and RFK Stadium. \$10,000 PNC Preferred Lender Credit.

Built in 2024

Essential Information

MLS® #	DCDC2196708
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Contemporary
Status	Active

Community Information

Address	2305 Nicholson Se #202
Subdivision	ANACOSTIA
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20020

Amenities

Amenities	Recessed Lighting, Curved Staircase
Utilities	Electric Available, Sewer Available, Water Available

Interior

Interior Features	Floor Plan-Open
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Appliances	Disposal, Dishwasher, Dryer - Electric, Energy Star Appliances, Refrigerator, Washer, Water Heater - Tankless, Oven/Range-Electric
Heating	Central
Cooling	Central A/C
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Other, Balcony

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	April 22nd, 2025
Days on Market	182
Zoning	RA2

Listing Details

Listing Office	TTR Sothebys International Realty
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Listing information last updated on October 20th, 2025 at 10:45pm EDT