

\$1,075,000 - 1365 Oak St Nw, WASHINGTON

MLS® #DCDC2196776

\$1,075,000

4 Bedroom, 3.50 Bathroom, 2,520 sqft

Residential on 0.06 Acres

COLUMBIA HEIGHTS, WASHINGTON, DC

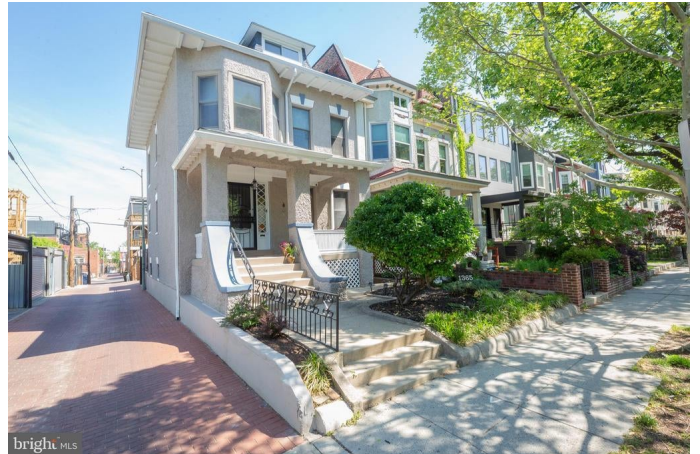
Feels Like an \$800K Home—Thanks to
Built-In Rental Income!

With a licensed basement apartment that rents for a modest \$2,000/month, this home effectively lives like a \$300,000 discount—equivalent to buying a home worth \$1.075M for the cost of one closer to \$775—\$800K. Why stretch for more when you can let your home help pay for itself?

This fully updated 4-bedroom, 3.5-bathroom extra-wide rowhome in Columbia Heights offers 2,520 sq ft of living space, smart functionality, income potential, and unbeatable walkability—all just steps from award-winning restaurants and Metro access.

The home includes a separately licensed lower-level apartment with a private front entrance, code-compliant bedroom egress, full kitchen, living/dining area, and full bath. It's been fully updated and features a Short-Term Rental License, Basic Business License, and Two-Family Rental endorsement, giving you the freedom to earn income legally via Airbnb or long-term rental.

Upstairs, the main residence spans three bedrooms and 2.5 bathrooms, with new solid hardwood floors, a large living/dining area, and a renovated kitchen with granite countertops and stainless steel appliances (2022). A sunny back porch opens to a fenced slate patio and



off-street parking secured by a rolling garage door.

Additional upgrades include:

New roof and gutters (2021) with transferable warranty

Central A/C system (installed July 2025)

Interior and exterior paint (2022)

Navien combi heat + hot water system

Leak Defense System to protect against water damage

The top floor includes a flexible finished attic—ideal for a home office, playroom, or guest suite. Most windows have been replaced, including high-end Anderson models on the main and upper levels.

Location, Location, Location
Located across the street from Michelin-starred Thip Khao and Le Caprice French Caf , your morning coffee and evening Laotian dinner are right outside your door. Just 4 blocks from Columbia Heights Metro (Green/Yellow Lines) and 1 block from major bus routes. Walk Score: 95 | Transit Score: 77 | Bike Score: 87.

This is the home that pays you back. Schedule your showing today.

Built in 1908

Essential Information

MLS� #	DCDC2196776
Price	\$1,075,000
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,520
Acres	0.06
Year Built	1908
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Colonial
Status	Active



Community Information

Address	1365 Oak St Nw
Subdivision	COLUMBIA HEIGHTS
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20010

Amenities

Amenities	Wood Floors, Upgraded Countertops
Utilities	Electric Available, Natural Gas Available

Interior

Appliances	Dryer, Washer, Microwave, Cooktop, Range hood, ENERGY STAR Refrigerator, ENERGY STAR Clothes Washer
Heating	Heat Pump - Electric BackUp
Cooling	Central A/C, Ductless/Mini-Split
Has Basement	Yes
Basement	Full
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone
Exterior Features	Stone Retaining Walls, Porch(es), Deck(s), Patio, Fenced-Fully
Windows	Storm, Energy Efficient, Double Pane
Roof	Composite
Foundation	Concrete Perimeter, Brick/Mortar

School Information

District DISTRICT OF COLUMBIA PUBLIC SCHOOLS

Additional Information

Date Listed May 8th, 2025
Days on Market 116
Zoning R2

Listing Details

Listing Office Long & Foster Real Estate, Inc.

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