

# \$449,900 - 2305 Nicholson St Se #305, WASHINGTON

MLS® #DCDC2203688

**\$449,900**

2 Bedroom, 2.00 Bathroom, 966 sqft

Residential on 0.00 Acres

ANACOSTIA, WASHINGTON, DC

. 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 Calcutta 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, & 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® #         | DCDC2203688                                     |
| Price          | \$449,900                                       |
| Bedrooms       | 2                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 966                                             |
| Acres          | 0.00                                            |
| Year Built     | 2024                                            |
| Type           | Residential                                     |
| Sub-Type       | Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors |
| Style          | Contemporary                                    |
| Status         | Active Under Contract                           |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2305 Nicholson St Se #305 |
| Subdivision | ANACOSTIA                 |
| City        | WASHINGTON                |
| County      | WASHINGTON-DC             |
| State       | DC                        |
| Zip Code    | 20020                     |

**Interior**

|              |                                                                                                                                    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Disposal, Dishwasher, Oven/Range-Electric, Refrigerator, Washer, Energy Star Appliances, Dryer - Electric, Water Heater - Tankless |
| Heating      | Central                                                                                                                            |
| Cooling      | Central A/C                                                                                                                        |
| # of Stories | 1                                                                                                                                  |
| Stories      | 1 Story                                                                                                                            |

**Exterior**

|          |                  |
|----------|------------------|
| Exterior | Brick and Siding |
|----------|------------------|

Exterior Features    Other, Balcony

**School Information**

District                    DISTRICT OF COLUMBIA PUBLIC SCHOOLS

**Additional Information**

Date Listed                May 31st, 2025

Days on Market        140

Zoning                    RA2

**Listing Details**

Listing Office            TTR Sothebys International Realty

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