

\$1,125,000 - 1821 Shepherd St Ne, WASHINGTON

MLS® #DCDC2215302

\$1,125,000

6 Bedroom, 5.00 Bathroom,
Residential on 0.16 Acres

MICHIGAN PARK, WASHINGTON, DC

Welcome to 1821 Shepherd St NE—where one property delivers endless possibilities! This stunning 4BR, 4BA brick home in coveted Michigan Park isn't just a house—it's a lifestyle investment featuring a rare income-generating 2BR, 2BA ADU that transforms this into a total 6-bedroom, 6-bathroom investment opportunity that could change your financial future.

The Main House: Classic Elegance
Reimagined Step into 3,500 square feet of move-in-ready perfection on a generous 6,825 sq. ft. lot. Highlights include a welcoming living room with fireplace, spacious formal dining for 8+, and a bright eat-in kitchen with brand-new quartz countertops, sleek appliances, and designer backsplash. The sun-drenched sunroom with French doors creates seamless indoor-outdoor flow. Upstairs, the serene primary suite boasts a custom closet and spa-like bath with dual vanities, marble floors, and walk-in shower. Two additional bedrooms share a fully renovated bath, while the finished attic loft offers flexible space for guests, work, or play. The lower-level rec room features a wood-burning fireplace and walk-up backyard access.

The Game-Changer: Your Personal Goldmine ADU Here's where dreams meet dollars—the newly completed 900 sq. ft. detached guest house with 2 bedrooms and 2 full bathrooms is your secret weapon for:



Rental Income - Earn \$2,000-3,000+ monthly

Airbnb Empire - Capitalize on DC's booming short-term rental market

Multigenerational Living - Keep family close while maintaining independence

Au Pair Paradise - Perfect live-in childcare solution

Executive Office Suite - Your private workspace sanctuary

Student Housing - Ideal for college-age children or rental to students

Creative Studio - Transform your passion into profit

This isn't just extra space—it's a complete living experience with full kitchen, open living/dining area, main-level bedroom and bath, plus upstairs loft with second full bath.

Investment-Grade Infrastructure Already Done: New HVAC (2019), 75-gallon water heater (2018), upgraded 200-amp electrical, UV air purification, smart leak detection, fresh landscaping (2025), plus 2-car parking pad (2023).

Prime Location Perks: Minutes from Dakota Crossing shopping, top-rated schools, beautiful parks, and downtown Brookland's vibrant dining and Metro access.

The Bottom Line: Most people buy a home. Smart investors buy a property that pays them back. This rare find offers the perfect blend of family living and income potential—a true unicorn in today's market.

Are you ready to turn your housing expense into a revenue stream?

Built in 1937

Essential Information

MLS® #

DCDC2215302

Price	\$1,125,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	2
Acres	0.16
Year Built	1937
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	1821 Shepherd St Ne
Subdivision	MICHIGAN PARK
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20018

Amenities

Amenities	Stall Shower, Tub Shower, Built-Ins, Carpet, CeilingFan(s), Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Skylight(s), Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wine Storage, Wood Floors
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Interior

Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Exhaust Fan, Extra Refrg/Frz, Icemaker, Microwave, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Walkout Stairs
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Windows	Skylights, Sliding

Foundation Concrete Perimeter

School Information

District DISTRICT OF COLUMBIA PUBLIC SCHOOLS
Elementary BURROUGHS
Middle BROOKLAND
High DUNBAR

Additional Information

Date Listed August 14th, 2025
Days on Market 69
Zoning 21

Listing Details

Listing Office Samson Properties

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