

\$280,000 - 2241 16th St Ne, WASHINGTON

MLS® #DCDC2215452

\$280,000

1 Bedroom, 2.00 Bathroom, 1,088 sqft
Residential on 0.03 Acres

BRENTWOOD, WASHINGTON, DC

“From red-tag to ready-to-love”

A traditional brick DC rowhome exposed to a major fire and water event—DOB red tags, deep soot, and burned interiors tell the story of what once was. That’s the bad news. The good news: it’s the right kind of ugly—a straightforward renovation that lets you re-wire, re-plumb, re-insulate, and re-build to 2025–2026 standards without undoing anyone else’s mistakes. Once complete, you’ll have a clean, code-compliant home with brand-new systems, fresh finishes, and lasting value. There’s even space for a one-bedroom, one-bathroom basement suite with egress.



What Comes Next

Picture a brand-new, fully rebuilt, all-new-systems rowhome in NE’s Langdon/Brentwood corridor—minutes from parks, retail, and the Red Line. A Classic DC brick charmer meets modern living: light-filled spaces, a designer kitchen, 2–3 bedrooms, 2 baths, and a finished lower level. All anchored by worry-free systems packaged for the next decade.

Rare Off-Street Parking and Alley Access

2241 16th St NE sits on a quiet residential block with alley access and private parking—a rare DC amenity that immediately boosts resale value. You’re not just buying a shell; you’re securing a brick-built footprint with off-street convenience in a

centrally located, fast-developing neighborhood.

That alley access creates real design flexibility:

Room for a rear deck, bump-out, or enclosed porch without changing the faade.

A rear entry that supports a potential rentable basement suite.

The potential for dual access—front entry for owners, rear for guests or tenants.

Easier construction logistics: materials and crews can enter from the alley, minimizing disruption.

Enjoy city life without the parking battle, just minutes from Langdon Park, Costco, and downtown DC. You're transforming a fire-damaged structure into a premium turnkey home with a rare DC feature that buyers and tenants will pay for.

Why This NE Location Works

- * Langdon Park and Chuck Brown Memorial Park offer fields, a pool, and a rec center - ideal for outdoor activity.
- * Close to Rhode Island Ave NE's retail corridor, Dakota Crossing (Costco, Lowe's, Chick-fil-A, Starbucks), and local cafés on 12th St NE and Monroe Street Market (9-minute drive).
- * Quick access to the Rhode Island Ave-Brentwood Metro (Red Line, .6 to .8 miles), Brookland CUA Metro (Red line 1.0-1.2 miles), multiple bus routes, Route 50, BW Parkway, and North Capitol Street.
- * Community Investment: The Woodridge Neighborhood Library, rebuilt in 2016 for \$16.5 million, anchors a revitalized and well-connected neighborhood.

In Langdon/Woodridge/Brentwood, renovated 2-3 bedroom rowhomes with updated systems and finished basements typically sell for \$525,000-\$575,000, while those with parking can reach \$600,000+.



With thoughtful design, alley parking, and modern construction, 2241 16th St NE is poised to go from red-tag shell to ready-to-love showpiece—delivering both neighborhood charm and lasting equity.

This property isn’t just a house; it’s an investment in your future.

Built in 1951

Essential Information

MLS® #	DCDC2215452
Price	\$280,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.03
Year Built	1951
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Federal
Status	Active

Community Information

Address	2241 16th St Ne
Subdivision	BRENTWOOD
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20018

Amenities

Parking	Private, Fenced, Dirt Driveway
View	Trees/Woods

Interior

Heating	None
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Cooling	None
Has Basement	Yes
Basement	Interior Access, Outside Entrance, Rear Entrance
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Sidewalks, Street Lights, Patio, Porch(es), Fenced-Rear, Chain Link Fence, Fenced-Partially
Lot Description	Rear Yard
Foundation	Block

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	October 19th, 2025
Days on Market	2
Zoning	R2
Short Sale	Yes

Listing Details

Listing Office	RE/MAX Allegiance
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