

\$1,090,000 - 3700 13th St Nw, WASHINGTON

MLS® #DCDC2221182

\$1,090,000

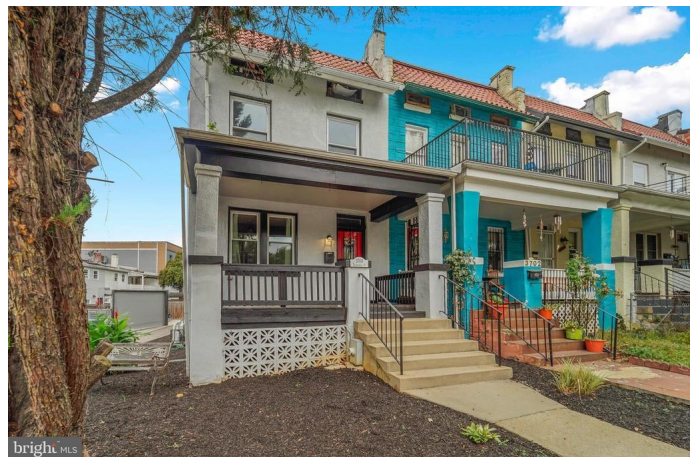
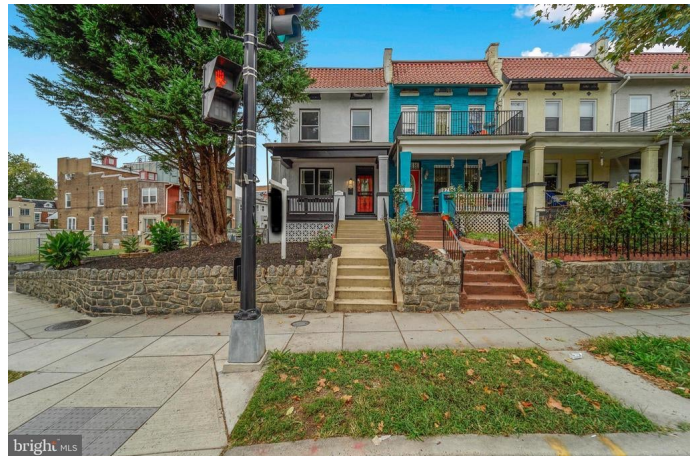
6 Bedroom, 4.00 Bathroom, 3,126 sqft

Residential on 0.05 Acres

COLUMBIA HEIGHTS, WASHINGTON, DC

New and improved price 1,090,000. Open house this Sunday, October 12 at 2-4 PM.

This expansive four-story corner lot townhouse offers six bedrooms, four full bathrooms, and an abundance of flexible living space with the rare Columbia Heights off-street parking. Handsomely appointed overlooking Spring and 13th, visitors are welcomed to the home by its lovely front porch before you enter the marble foyer to the living rooms original oak floors, and solid plaster walls that preserve its historic charm, while brand-new systems and thoughtful renovations bring all your modern comfort. Recent upgrades include a brand new roof (May 2025), all new windows (June 2025), four newly remodeled bathrooms, and a high-efficiency mini-split heating and cooling system installed in June 2025. The main level offers light-filled living and dining spaces, a sunroom wrapped in glass, and a remodeled kitchen with newer IKEA cabinetry and updated appliances. Upstairs, spacious bedrooms are complemented by under-stairs storage rooms and a fully finished attic with heating, cooling, and LVP floors—ideal for a home office, kids room, creative retreat, or future penthouse expansion with rooftop deck potential. The walk-out street-level basement functions as a private apartment with two bedrooms, a modern kitchen with brand-new cabinets, full bath, lounge, and ornamental fireplace. With its separate entrance and full amenities, this



lower level has previously generated strong Airbnb income with monthly rents for the full house averaging around \$7,800, making it an excellent option for multi-generational living or investment. Rented to long term tenants you could still easily garner \$6800+!

The outdoor spaces are equally inviting, with a generous front garden featuring a fire pit, a side garden, and a fenced rear yard with two sheds and room for a small deck. The broad front porch offers enough space for a table and four chairs, creating the perfect spot to relax in this uniquely positioned home with no direct front or south-facing neighbors.

Perfectly located just one block from the 14th Street Corridor and three blocks from the Georgia Ave-Petworth Metro, the home offers unmatched convenience. Safeway, Giant, Whole Foods, and Trader Joe's are all within a short walk, as are popular restaurants including The Corner Cafe, Little Cocos, and Habanero. Daily life is made even easier with bus service at your front door, abundant free street parking on surrounding streets, and a private off-street parking space on site.

3700 13th Street NW is a rare opportunity—an expansive, light-filled residence offering the best of DC living, with built-in flexibility for personal use or income generation, all in one of the city's most vibrant and accessible neighborhoods.

Built in 1920

Essential Information

MLS® #	DCDC2221182
Price	\$1,090,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,126
Acres	0.05

Year Built	1920
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Federal
Status	Active

Community Information

Address	3700 13th St Nw
Subdivision	COLUMBIA HEIGHTS
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20010

Amenities

Amenities	Attic, CeilngFan(s)
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Interior

Appliances	Stove, Microwave, Refrigerator, Icemaker, Dishwasher, Disposal, Washer, Dryer
Heating	Radiator
Cooling	Window Unit(s), Wall Unit, Ceiling Fan(s)
Has Basement	Yes
Basement	Connecting Stairway, Side Entrance, Fully Finished, Improved, Walkout Level
Fireplace	Yes
# of Fireplaces	1
# of Stories	4
Stories	4

Exterior

Exterior	Stucco
Foundation	Other

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
Elementary	RAYMOND
Middle	MACFARLAND
High	ROOSEVELT HIGH SCHOOL AT MACFARLAND

Additional Information

Date Listed	September 10th, 2025
Days on Market	39
Zoning	R4

Listing Details

Listing Office	Corcoran McEneaney
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