

\$479,900 - 2305 Nicholson Se #404, WASHINGTON

MLS® #DCDC2221380

\$479,900

3 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.00 Acres

ANACOSTIA, WASHINGTON, DC

Brand new luxury residences that offer a rare combination of modern design, everyday convenience, and smart functionality. At The Rivire, youâ€™™ll find a home that supports both your lifestyle and your goalsâ€”whether you're focused on career, comfort, or staying connected to the city. The design features at The Rivire spare no details such as the Calcatta 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, â€™™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® #	DCDC2221380
Price	\$479,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Contemporary
Status	Active

Community Information

Address	2305 Nicholson Se #404
Subdivision	ANACOSTIA
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20020

Amenities

Amenities	Recessed Lighting, Curved Staircase
Utilities	Electric Available, Sewer Available, Water Available

Interior

Interior Features	Floor Plan-Open
Appliances	Disposal, Dishwasher, Dryer - Electric, Energy Star Appliances, Oven/Range-Electric, Refrigerator, Washer, Water Heater - Tankless
Heating	Central
Cooling	Central A/C
# of Stories	2

Stories2 Story

Exterior

ExteriorBrick and Siding
Exterior FeaturesOther, Balcony

School Information

DistrictDISTRICT OF COLUMBIA PUBLIC SCHOOLS

Additional Information

Date ListedSeptember 7th, 2025
Days on Market44
ZoningRA2

Listing Details

Listing OfficeTTR Sothebys International Realty

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