

\$1,800,000 - 1211 Van St Se #ph-13b, WASHINGTON

MLS® #DCDC2222952

\$1,800,000

2 Bedroom, 2.50 Bathroom, 1,580 sqft

Residential on 0.00 Acres

NONE AVAILABLE, WASHINGTON, DC

Perched atop The Avidian in Navy Yard, PH-13B presents ultra bright 2 bedroom, 1 den, 2.5 bath residence spanning over 1,580 SF with sweeping panoramic views of the 250 sq ft terrace of the Capitol Building, National Cathedral, Washington Monument, and the Anacostia River. Three exposures, west, south, and north, flood the home with natural light through floor to ceiling windows equipped with Mecho Shades. Clean modern lines and wide plank hardwood floors create a sophisticated backdrop, while the updated chef's kitchen features new appliances integrated with custom millwork and sleek quartz countertops. California Closet shelving enhances the main living area and both bathrooms, offering stylish and modern organization.

Showcasing one of the building's rarest features, this home offers a great open layout concept with a custom fireplace, creating an inviting focal point and a warm, contemporary atmosphere. An expansive private terrace provides stunning skyline panoramas and an ideal space for entertaining. The open living and dining layout flows effortlessly, complemented by an elegant primary suite with a spa like updated en suite bath. Two additional bedrooms are served by a well appointed guest bath and a convenient powder room.

The Avidian delivers a full service lifestyle with 24/7 concierge and security, a luxurious penthouse lounge with full kitchen, rooftop



pool and sun deck with grilling stations and bar areas, and outdoor lounge spaces with fire pits overlooking the city. One large underground garage parking space conveys with the residence.

Situated just half a block from the Navy Yard Metro and steps from Nationals Park, the waterfront, The Wharf, and a wide selection of top rated restaurants and bars, PH-13B combines contemporary elegance, unmatched amenities, and a premier location in the heart of Washington, DC. Book your tour today!

Built in 2021

Essential Information

MLS® #	DCDC2222952
Price	\$1,800,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,580
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Condo, Penthouse Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Other
Status	Active

Community Information

Address	1211 Van St Se #ph-13b
Subdivision	NONE AVAILABLE
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20003

Amenities

# of Garages	1
--------------	---

Garages	Other
Has Pool	Yes

Interior

Heating	Other
Cooling	Other
# of Stories	1
Stories	1 Story

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
----------	-------------------------------------

Additional Information

Date Listed	September 23rd, 2025
Days on Market	26
Zoning	CG-4

Listing Details

Listing Office	Realty of America LLC
----------------	-----------------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller. Listing information last updated on October 18th, 2025 at 8:00pm EDT