

\$2,500,000 - 2815 39th St Nw, WASHINGTON

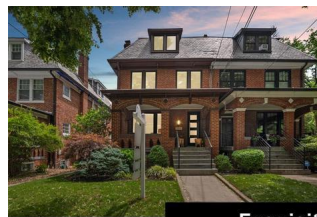
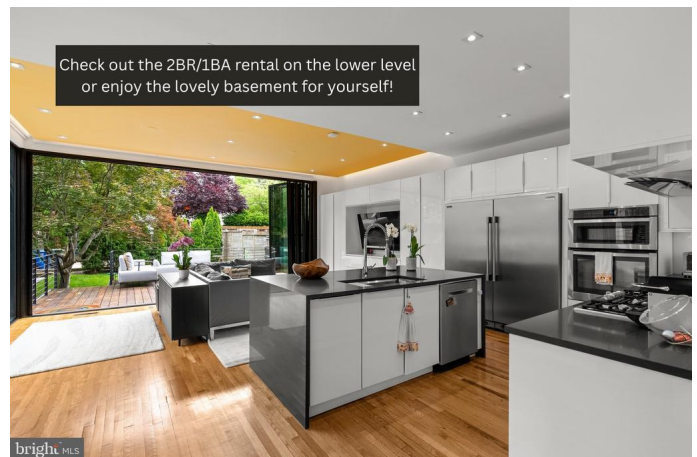
MLS® #DCDC2223600

\$2,500,000

6 Bedroom, 4.50 Bathroom, 4,457 sqft
Residential on 0.09 Acres

OBSERVATORY CIRCLE, WASHINGTON,
DC

MAJOR PRICE REDUCTION!!! Truly exceptional and meticulously designed, this expansive residence offers luxurious multi-level living, perfect for today's modern lifestyle—complete with a full lower-level apartment ideal for guests, rental income, or multi-generational living.** From the moment you arrive, the inviting front porch and sunlit foyer—with an oversized insulated door and four-pane window design—set the tone for the quality and comfort found throughout. The main level features a spacious living room with a brick wood-burning fireplace and a generous dining room with elegant side windows. French doors lead to a spectacular rear addition housing a gourmet kitchen with white cabinetry, quartz waterfall countertops, a center island with expanded storage, and high-end stainless steel appliances including a Frigidaire Column side-by-side refrigerator/freezer, 5-burner gas cooktop, wall oven/microwave combo, and tempered glass backsplash. The adjoining family room/sunroom is a showstopper—featuring a Nanawall folding glass door with screen system, Western Window System, Hunter Douglas window treatments, Philips Hue recessed lighting, and Lutron dimmers. This space seamlessly opens to a stunning 20' x 15' Brazilian Ipe hardwood deck with in-deck lighting—an entertainer's dream. Comfort is enhanced by a Toe Kick heater and a modern radiator system. A thoughtfully



**Exquisitely Remodeled
Includes a 2 BR, 1 BA Apartment**



expanded powder room completes this level.

The first upper level hosts the luxurious Primary Suite #1, complete with custom built-in wardrobe, walk-in closet with organizers, and a spa-inspired bath featuring heated floors, double vanity, Roborn storage mirrors, and a Kohler electronic DTV shower system with bodysprays and rain shower. Two additional bedrooms—each with custom storage solutions—and a beautifully remodeled hall bath with clawfoot tub shower, heated floors, and double vanity complete this level. A laundry closet adds convenience. The second upper level offers Primary Suite #2, highlighted by designer touches and a spa-like bath featuring a heated Jacuzzi tub, vessel sinks, onyx tile, Italian glass accents, and a large glass-enclosed walk-in shower. This level also includes a magnificent recreation room/home theater with custom built-ins, a Panasonic ceiling-mounted projector, 108" screen, Bose surround sound, wet bar with onyx countertops, microwave, fridge, hidden storage room, and a full closet—perfect for entertaining or relaxing in style.

The fully finished lower-level apartment, with both private exterior and interior entrances, offers approx. 1,025 sq. ft. of beautifully designed living space. It features a bright living/dining room with recessed lighting and LVP flooring, a gourmet center-island kitchen with espresso cabinetry, quartz countertops, and stainless steel appliances. Two spacious bedrooms boast extended closets with Elfa organizers and individual temperature control. The bathroom offers a double vanity, heated floors, and a large walk-in shower. In-unit laundry and extra closets provide ample convenience. Additional features include a professionally landscaped private rear yard with outdoor grilling kitchen, 3-car parking pad with Tesla charger, 8x10 external storage room, under the deck and additional storage under the porch,

Dual-zone Carrier Infinity central air and radiant heat (main floors), Mitsubishi ductless mini-split in the basement, High-efficiency tankless boiler/water heater. Unbeatable Location! Conveniently located near a wide variety of grocery options, vibrant dining destinations, and cozy caf  s. Surrounded by some of the area  s most highly regarded public and private schools, from early education through university level. Enjoy easy access to numerous parks, playgrounds, and recreation centers  perfect for active lifestyles and outdoor enjoyment.

Built in 1929

Essential Information

MLS�� #	DCDC2223600
Price	\$2,500,000
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,457
Acres	0.09
Year Built	1929
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Colonial, Dwelling w/Separate Living Area
Status	Active

Community Information

Address	2815 39th St Nw
Subdivision	OBSERVATORY CIRCLE
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20007

Amenities

Amenities	Bathroom - Jetted Tub, Stall Shower, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, CeilingFan(s), Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors
Parking	Brick Driveway, Electric Vehicle Charging Station(s)

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Oven-Double, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Stove, Washer, Water Heater - Tankless
Heating	Hot Water, Radiant, Zoned
Cooling	Central A/C, Ceiling Fan(s), Ductless/Mini-Split, Multi Units, Programmable Thermostat, Zoned
Has Basement	Yes
Basement	Connecting Stairway, Fully Finished, Heated, Improved, Interior Access, Side Entrance, Windows, Walkout Stairs, Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding
Exterior Features	Exterior Lighting, Gutter System, Secure Storage, Bump-outs, Deck(s), Porch(es)
Windows	Vinyl Clad
Foundation	Slab

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
Elementary	STODDERT
Middle	HARDY
High	WILSON SENIOR

Additional Information

Date Listed	September 19th, 2025
Days on Market	30

Zoning

R-2

Listing Details

Listing Office

RLAH @properties

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Listing information last updated on October 18th, 2025 at 4:00pm EDT