

\$697,500 - 440 12th St Ne #308, WASHINGTON

MLS® #DCDC2225594

\$697,500

1 Bedroom, 1.00 Bathroom, 1,130 sqft
Residential on 0.00 Acres

CAPITOL HILL, WASHINGTON, DC

Perched atop Capitol Hill in the historic Lovejoy Lofts, this rare top-floor residence offers a panorama unlike any other. Originally built in 1901, the Lovejoy School was reimaged in 2005. Today, Lovejoy Lofts remains one of Capitol Hill's most distinctive boutique buildings — a union of historic gravitas and modern design.

Residence 308 is defined by its sweeping wall of west-facing windows, spanning the full width of the unit and framing the Capitol Dome, Library of Congress, Supreme Court, Washington Monument, and National Cathedral in one breathtaking view. Sunlight dances through the home by day, while sunsets ignite the skyline each evening. On the Fourth of July, enjoy front-row views of Washington's fireworks — a spectacle without equal.

The modern interior, with its soaring ceilings and flowing open layout, creates an inviting stage for contemporary living. The expansive living and dining areas form the home's centerpiece, anchored by those always impressive views. The kitchen provides a refined counterpoint with ample storage, a chef's-grade appliance suite, and an oversized island with seating. Tucked away, the bedroom retreat, bathed in natural light, offers generous proportions and a walk-in closet complemented by lofted storage above. An in-unit laundry room with additional storage



adds everyday ease, while assigned parking completes the offering.

The location is equally desirable. Lovejoy Lofts adjoins a pocket park and sits just blocks from Lincoln Park, one of Capitol Hill’s most beloved green spaces. Eastern Market, Union Station, Barracks Row, and the H Street Corridor are all nearby, placing dining, culture, and convenience at your doorstep.

Built in 1901

Essential Information

MLS® #	DCDC2225594
Price	\$697,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,130
Acres	0.00
Year Built	1901
Type	Residential
Sub-Type	Condo, Penthouse Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Contemporary, Converted Dwelling
Status	Active

Community Information

Address	440 12th St Ne #308
Subdivision	CAPITOL HILL
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20002

Amenities

Parking Spaces	1
Parking	Secure Parking, Assigned
View	Panoramic, City

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer-front loading, Oven/Range-Gas, Range hood, Stainless Steel Appliances, Washer-front loading
Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Brick and Siding
Lot Description	Lot Premium

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	October 6th, 2025
Days on Market	15
Zoning	RESIDENTIAL

Listing Details

Listing Office	Washington Fine Properties, LLC
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