

ELEVATED CAPITOL HILL LIVING

A TWO-LEVEL CAPITOL HILL RESIDENCE
FOR OWNERSHIP OR INVESTMENT



1804 INDEPENDENCE AVENUE SE
RESIDENCE 2

HOME-LIKE SCALE. ELEVATED PRIVACY.

Residence 2 occupies the second and third stories of a purpose-built, two-home condominium, placing daily life above street grade for greater privacy, elevated outlooks and clear separation between living and sleeping spaces.



OPEN KITCHEN, DINING AND LIVING LEVEL

ARCHITECTURAL CHARACTER

Exposed brick, hardwood flooring, deep crown molding, substantial baseboards and traditional door and window casings give the rooms a crafted, established character. The contrasting stair rail and newel post add another tailored detail, while the open kitchen and modern systems keep the home current.



CRAFTED STAIR DETAIL

*Original developer/Bright MLS record; D.C. tax record reflects 1,713 SF. Buyer to verify.

RESIDENCE 2 | INTERIORS

**LIGHT-FILLED ROOMS.
CHARACTER THROUGHOUT.**



SUNLIT UPPER-LEVEL ROOM WITH EXPOSED BRICK

THREE BEDROOMS ABOVE | TWO FULL BATHS | MULTIPLE EXPOSURES



PRIMARY SUITE

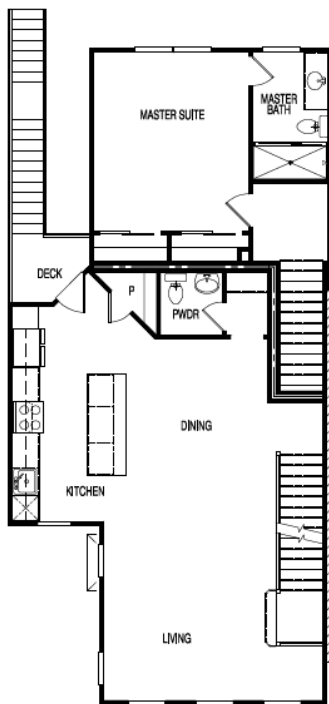


FULL BATH

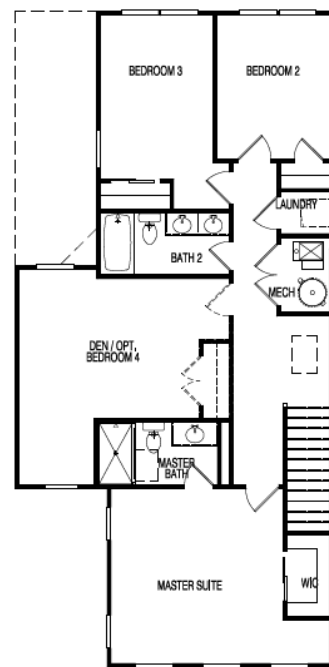
TWO STORIES ABOVE THE STREET

The original plans show Residence 2's principal living spaces on the second floor and the bedroom level above, an arrangement that reads more like a townhouse than a typical single-level condominium.

1804 INDEPENDENCE



Second Floor
Unit #1 & 2



Third Floor
Unit #2



ORIGINAL SECOND- AND THIRD-FLOOR PLAN | RESIDENCE 2

Residence 2 spans the upper two levels. Historical architectural plans are illustrative; buyers should independently verify condominium boundaries, dimensions and current conditions.

RESIDENCE 2 | ARCHITECTURE + ACCESS

PURPOSE-BUILT. PRIVATE BY DESIGN.

Built from the ground up in 2013 as a two-home condominium, the structure gives Residence 2 a dedicated front entry, rear access and living space positioned on the second and third floors.



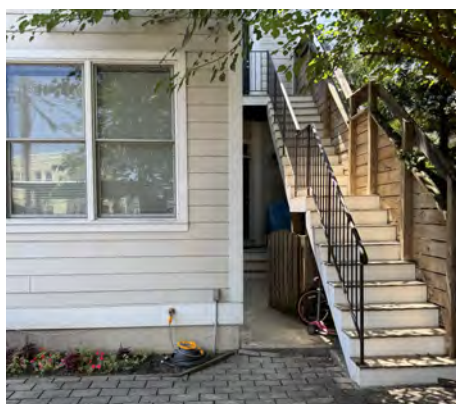
FRONT ELEVATION



SIDE ELEVATION



REAR COURTYARD



REAR ENTRY



ASSIGNED PARKING

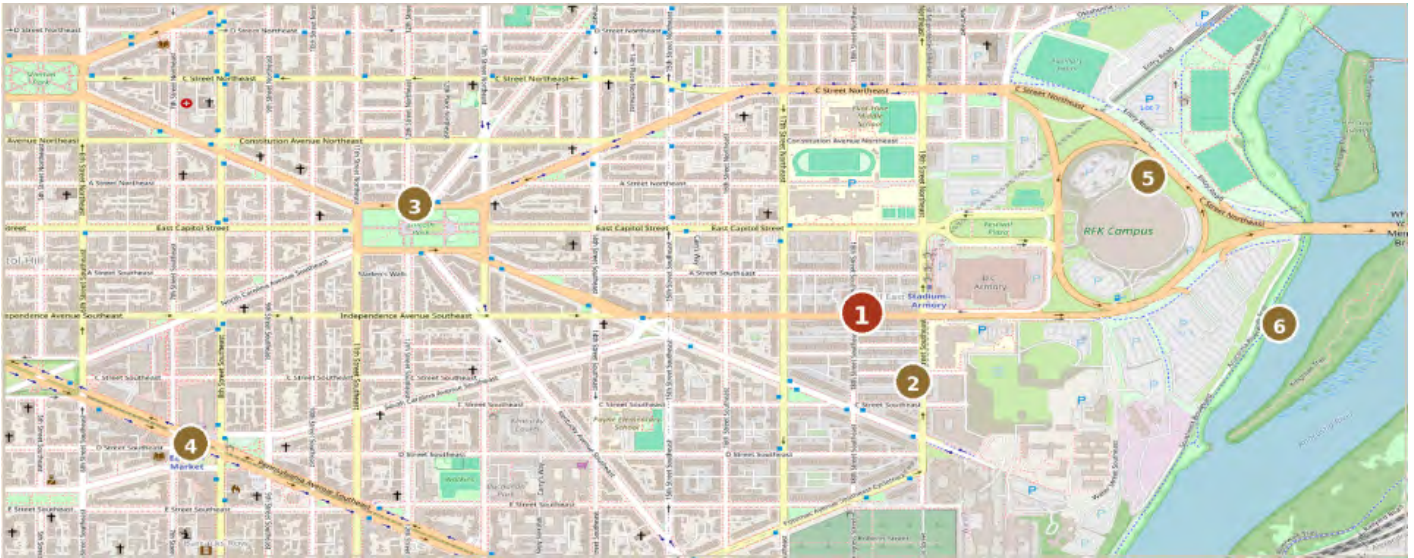
MODERN-ERA CONSTRUCTION

Completed in 2013, beyond the federal pre-1978 lead-paint disclosure threshold.

RESIDENCE 2 | CAPITOL HILL CONNECTIONS

EVERYDAY AMENITIES. CLOSE AT HAND.

The location connects neighborhood life, transit, parks and the Anacostia waterfront, with established Capitol Hill destinations to the west and the evolving RFK campus to the east.



MAP KEY

- 1 - Residence 2
- 2 - Stadium-Armory Metro
- 3 - Lincoln Park
- 4 - Eastern Market
- 5 - The Fields at RFK
- 6 - Anacostia Riverwalk

NEIGHBORHOOD HIGHLIGHTS

- Orange, Blue and Silver Metro service
- Lincoln Park and neighborhood green space
- Eastern Market shops, dining and weekend activity
- The Fields at RFK and year-round recreation
- Riverwalk Trail and Anacostia waterfront access
- H Street corridor dining and entertainment

Map data (c) OpenStreetMap contributors. Markers are approximate; buyers should verify routes, access and travel times.

RESIDENCE 2 | OWNERSHIP + INVESTMENT

A HOME TO ENJOY. AN ASSET TO UNDERWRITE.

Residence 2 presents two credible paths: a home-like Capitol Hill ownership experience or a rental strategy evaluated through independent underwriting and condominium due diligence.

FOR AN OWNER-RESIDENT

Two upper stories, bedroom separation, above-grade privacy, architectural character, modern-era construction and assigned parking create a home-like alternative to a single-level condominium.

FOR AN INVESTOR

Three bedrooms, 2.5 baths, assigned parking, two entrances and transit access provide an appealing rental profile. Purchasers should confirm leasing rules, expenses and achievable rent independently.

RFK CAMPUS: MOVING FORWARD

In June 2026, the District released a draft master plan for the 180-acre RFK campus, advancing a year-round vision built around housing, parks, recreation, retail, entertainment, river access and a new stadium.

2026 DRAFT MASTER PLAN HIGHLIGHTS

The District describes 5,500-6,500 housing units, at least 30% affordable housing, connected parks and civic spaces, commercial development, improved waterfront access and a privately financed stadium investment of at least \$2.7 billion.

152,309

2025 POPULATION - 2 MI

72,201

2025 HOUSEHOLDS - 2 MI

\$107,721

MEDIAN HH INCOME - 2 M

CoStar demographics: 2025 estimates; report dated April 27, 2026. RFK figures are from the District's 2026 draft master plan and remain subject to review, approvals, implementation decisions and change.

Source: OurRFK.dc.gov.

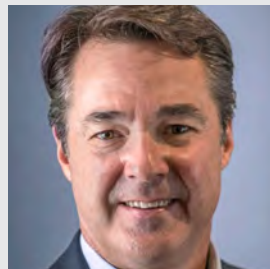
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REAL ESTATE | AUCTIONS | INVESTMENTS

Information is believed reliable but is not guaranteed. Buyers should independently verify square footage, condition, condominium boundaries, parking rights, taxes, association matters, rental rules and all other material facts.