



Ken Bossard
Samson Properties
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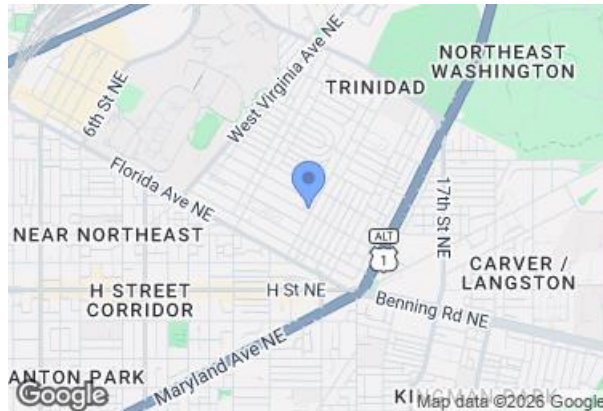
Agent Full

1300 Trinidad Ave NE, Washington, DC 20002

Active

Residential

\$499,000



MLS #: DCDC2274306
Tax ID #: 4063//0088
Ownership Interest: Fee Simple
Structure Type: End of Row/Townhouse
Levels/Stories: 3
Furnished: No
Waterfront: No
Views: City
Garage: Yes

Beds: 3
Baths: 1 / 1
Above Grade Fin SQFT: 1,408 / Assessor
Assessor AbvGrd Fin SQFT: 1,408
Price / Sq Ft: 354.40
Year Built: 1925
Property Condition: Major Rehab Needed
Style: Other
Central Air: No
Basement: Yes

Location

County:	Washington, DC	School District:	District Of Columbia Public Schools
In City Limits:	Yes	High School:	Dunbar Senior
Legal Subdivision:	Trinidad	Middle/Junior School:	Wheatley Education Campus
Subdiv / Neigh:	TRINIDAD	Elementary School:	Miner
		Election District:	5

Association / Community Info

Property Manager:	No	Association Recreation Fee:	No
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Taxes and Assessment

Tax Annual Amt / Year:	2026	Historic:	No
County Tax:	Annually	Land Use Code:	0
City/Town Tax:	Annually	Block/Lot:	4063 / 88
Clean Green Assess:	No		
Municipal Trash:	Yes		
Agricultural Tax Due:	No		
Zoning:	R4		

Rooms

	Bed	Bath
Upper 1	3	1 Full
Lower 1		1 Half

Building Info

Above Grade Fin SQFT:	1,408 / Assessor	Construction Materials:	Brick
Below Grade Fin SQFT:	270 / Assessor	Below Grade Unfin SQFT:	306 / Assessor
Total Below Grade SQFT:	576 / Assessor	Roof:	Unknown
Total Fin SQFT:	1,678 / Assessor	Basement Finished:	100%
Total SQFT:	1,984 / Assessor		
Foundation Details:	Concrete Perimeter		
Basement Type:	Connecting Stairway		

Lot

Lot Acres / SQFT:	0.06a / 2477sf / Assessor	Soil Types:	Urban Land-Cristiana-Sunnysider
Additional Parcels:	No		
Views:	City		
Fencing:	Fully		

Ground Rent

Ground Rent Exists:	No
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Parking

Attached Garage - # of Spaces	1	Features:	Attached Garage, Driveway, Off Street, Basement
Total Parking Spaces	1		Garage, Garage - Rear Entry

Interior Features

Interior Features:	No Fireplace; Accessibility Features: None; Door Features: Insulated
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Exterior Features

Exterior Features: Awning(s), Street Lights; Deck(s); Pool: No Pool

Utilities

Utilities: No Cooling; Cooling Fuel: None; Heating: None; Heating Fuel: None; Hot Water: None; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Please contact co-list agent Kevin Carlson w/ any questions, comments, and/or offers. Property is being sold "as-is". Please include Addendum of Clauses - A in all offers. There are no lights at the property. No Showings after 6 PM. Please use caution while moving around the property. Enter at your own risk. All information is deemed reliable but not guaranteed.

Public: Welcome to 1300 Trinidad Ave NE | Full Renovation Opportunity | Semi-Detached Corner Lot | 1,984 SF with 2,477 SF Lot Property Highlights: The home is currently a shell and requires a complete renovation. The 2,477 square-foot corner lot offers flexibility for expansion, redesign, or redevelopment, depending on the buyer's goals. Keep it a single-family house, or convert it into condos. Being sold strictly as-is. Neighborhood Highlights: positioned in the Trinidad neighborhood with quick access to retail, restaurants, & parks. Close proximity to Union Market, H-Street, Ivy City, and the National Arboretum. This property is ready for buyers, builders, or investors seeking a renovation project in a high-demand NE DC location.

Listing Office

Listing Agent: [Han Peruzzi](#) (3027343) (Lic# Unknown) (703) 268-1850
Listing Agent Email: han.peruzzi@compass.com
Broker of Record: Holly Worthington (6093) [Click for License](#)
Listing Office: [Compass](#) (COMPS5) (Lic# 0226035302)
6849 Old Dominion Dr Ste 400, McLean, VA 22101-3791
Office Manager: Stephanie White (97561)
Office Phone: (703) 310-6111 Office Fax: (202) 609-9652
Co-List Team Name: [District Property Group](#)
Co-Listing Agent: [Kevin Carlson](#) (3303034) (Lic# SP200204766) (202) 925-1362
Co-Listing Agent Email: kevin.carlson@compass.com
Co-Listing Office: [Compass](#) (COMPS1) (Lic# 72033) (202) 386-6330
1313 14th St NW Fl 2, Washington, Dc 20005

Showing

Showing Contact: Go and Show - No Showing Contact  - [Schedule a showing](#)
Showing Requirements: Do Not Show Without Appt, Lockbox-SentriLock, Schedule Online, Vacant
Showing Method: In-Person and Live Video
Directions: Follow GPS
Showing Provider: ShowingTime
Lock Box Type: SentriLock
Lock Box Location: Front Porch Railing

Listing Details

Original Price:	\$499,000	DOM / CDOM:	53 / 84
Vacation Rental:	No	Listing Terms:	As is Condition
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Lease Considered:	No
Listing Service Type:	Full Service	Home Warranty:	No
Dual Agency:	No	Pets Allowed:	Yes
Sale Type:	Standard	Pet Restrictions:	No Pet Restrictions
Listing Entry Date:	07/20/2026	Seller Concessions:	No
Possession:	0-30 Days CD, Immediate, Negotiable		
Federal Flood Zone:	No		



Listing provided by Bright MLS. All information is deemed reliable but not guaranteed.

