

\$699,000 - 1611 13th St S, Arlington

MLS® #VAAR2065140

\$699,000

3 Bedroom, 2.00 Bathroom, 1,192 sqft
Residential on 0.09 Acres

SOUTHGATE, Arlington, VA

****OPEN HOUSE Sat 10/25 1-3pm and Sun 10/26 1-3pm.**** Welcome to this charming, thoughtfully updated Cape Cod home that perfectly blends comfort, character, and convenience. Located just 10 minutes from The Pentagon, DCA, Amazon HQ2, National Landing, and downtown D.C., with easy access to Clarendon, Shirlington, Del Ray, and Old Town, this home offers suburban tranquility with unbeatable access. With over 1,000 square feet of inviting living space, the home features a warm, functional layout ideal for everyday life. On the main level, you'll find sunlit hardwood floors, two spacious bedrooms, a renovated full bath, and a cozy kitchen with side porch access to the yard. Upstairs, a large, versatile area serves beautifully as a third bedroom, office, or creative studio. The lower level includes a waterproofed basement with a separate entrance—partially finished and ready to transform into a recreation room, home gym, or guest suite. When you need to unwind after a long day, step outside to your private backyard oasis featuring a flat lawn, built-in smoker, manicured landscaping, and a vegetable garden with seasonal produce including cherry, fig and sweet persimmon trees and fruit shrubs such as elderberry, grapes, raspberry, blueberry, and goji berry. A few recent updates include: dishwasher (2025); hardwood floors on main level, hearth, trim and moldings (2023); ceiling fans (2022 and 2018); waterproofed basement (2021);



renovated baths (2021 and 2018) spruce
fencing (2019); refrigerator, stove and hood
(2019). Conveniently located near major
commuter routes (I-395), restaurants, and
shopping. Attractively priced and currently one
of the best values in all of Arlington, VA!

Built in 1940

Essential Information

MLS® #	VAAR2065140
Price	\$699,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,192
Acres	0.09
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	1611 13th St S
Subdivision	SOUTHGATE
City	Arlington
County	ARLINGTON-VA
State	VA
Zip Code	22204

Amenities

Amenities	Entry Lvl BR, Shades/Blinds
Utilities	Cable TV Available
Parking	Concrete Driveway, Fenced

Interior

Appliances	Dryer, Oven/Range-Gas, Refrigerator, Washer
Heating	Forced Air

Cooling	Central A/C
Has Basement	Yes
Basement	Sump Pump, Partially Finished, Outside Entrance, Rear Entrance, Walkout Stairs, Windows
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Stone
Exterior Features	Fenced-Fully
Foundation	Concrete Perimeter
Other Structures	Shed

School Information

District	ARLINGTON COUNTY PUBLIC SCHOOLS
Elementary	HOFFMAN-BOSTON
Middle	JEFFERSON
High	WASHINGTON-LIBERTY

Additional Information

Date Listed	October 17th, 2025
Days on Market	12
Zoning	R-5

Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on October 28th, 2025 at 7:45am EDT