

\$3,500,000 - 45 Sutton Sq Sw #306, WASHINGTON

MLS® #DCDC2223868

\$3,500,000

3 Bedroom, 2.50 Bathroom, 2,044 sqft

Residential on 0.00 Acres

WATERFRONT SW RLA, WASHINGTON, DC

A landmark at the heart of Washington's iconic Wharf, The VIO is a striking modernist masterpiece conceived by Handel Architects, WDG Architecture, and brought to life by PN Hoffman and Madison Marquette in 2017. With award-winning design and an unbeatable location on the water's edge, The VIO is the definitive address for waterfront luxury.

At its core lies a truly one-of-a-kind, corner three-bedroom home that seamlessly blends architectural elegance with panoramic views and unparalleled livability. Perched above the shimmering marina, this rare offering provides a front-row seat to the energy and beauty of The Wharf while maintaining a serene, private retreat.

A private elevator entry sets the tone, opening directly into a luminous, open-concept living space. Expanses of floor-to-ceiling, steel-framed windows flood the interiors with natural light and offer unobstructed vistas, while subtly nodding to industrial-modern design. Enhanced by Melissa Colgan Interiors, the home features curated custom finishes and high-end fixtures throughout—each detail thoughtfully considered for both aesthetic and function.

Anchoring the space is a contemporary luxury kitchen, appointed with a full suite of Thermador appliances, rich dark wood cabinetry, dramatic quartz waterfall



countertops, and a striking custom backsplash. The adjacent dining and living areas sit beneath a floating ceiling, creating spatial definition and architectural interest. A custom Carrara marble fireplace serves as the focal point of the living area, while a formal powder room nearby features a bold floating marble vanity.

Step outside to the home's pièce de résistance, a sweeping approximately 800-square-foot wraparound terrace outfitted with a grilling station, fire pit, elegant landscaping, and a 250-foot garden, a verdant escape in the heart of the city. At night, ambient lighting envelops the space in a warm glow, creating an unforgettable atmosphere against the backdrop of the water and city skyline.

The primary suite is its own private sanctuary, introduced by a tranquil sitting area. Beyond a custom dressing area lies the spa-inspired marble-clad bath, complete with dual vanities, soaking tub, and glass-enclosed shower. Two additional bedrooms include a flexible study with built-ins and upgraded closets and share a stylishly appointed hall bath with dramatic dark tilework. A large in-unit laundry room with side-by-side washer and dryer adds practicality to luxury.

Smart home features include Lutron lighting controls and motorized shades throughout. Two underground parking spaces convey, an exceptional amenity in the urban core.

For those seeking even more flexibility, an exclusive à la carte opportunity exists to acquire the adjacent Residence. This studio unit features a sleek galley kitchen, full bath, in-unit laundry, and additional storage, ideal for a guest, au pair, or extended-stay family member. The open layout enjoys the same

striking views and finishes for seamless integration.

The VIO offers full-service living defined by sophistication and ease. Amenities include 24-hour concierge, porter service, a private porte-cochre, fitness center, yoga studio, resident lounge with espresso bar, and a saltwater infinity pool and sun deck overlooking the waterfront.

Just outside the lobby, discover The Wharf’s vibrant cultural scene, trendy restaurants, boutique shopping, live music venues, and year-round events, all within steps, with easy access to the rest of D.C. Blending refined architecture, breathtaking views, and the most coveted location in the city, this Residence at The VIO is a singular opportunity for the discerning buyer. More than a residence, this is a front-row seat to life on Washington’s waterfront, bold, beautiful, and entirely without equal.

Built in 2017

Essential Information

MLS® #	DCDC2223868
Price	\$3,500,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,044
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Contemporary
Status	Active

Community Information

Address	45 Sutton Sq Sw #306
Subdivision	WATERFRONT SW RLA
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20024

Amenities

Amenities	Wood Floors, Master Bath(s), Bathroom - Walk-In Shower, Soaking Tub, Walk-in Closet(s), Built-Ins, Recessed Lighting, Shades/Blinds
Parking Spaces	2
Parking	Assigned
# of Garages	2
Garages	Garage Door Opener, Underground
View	River, Scenic Vista
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven-Wall, Refrigerator, Washer
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Marble, Free Standing
# of Stories	1
Stories	1 Story

Exterior

Exterior	Block, Brick and Siding
Exterior Features	Balcony

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
Elementary	AMIDON-BOWEN
Middle	JEFFERSON MIDDLE SCHOOL ACADEMY
High	WILSON SENIOR

Additional Information

Date Listed	October 2nd, 2025
Days on Market	17
Zoning	MU-12

Listing Details

Listing Office	TTR Sotheby's International Realty
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Listing information last updated on October 18th, 2025 at 6:15pm EDT