\$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.

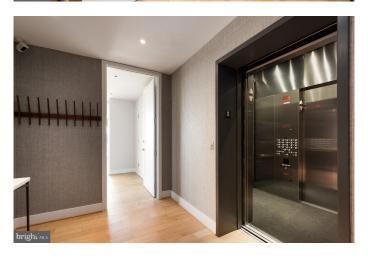
At its core lies a truly one-of-a-kind, corner three-bedroom home that seamlessly blends architectural elegance with panoramic views and unparalleled livability. Perched above the shimmering marina, this rare offering provides a front-row seat to the energy and beauty of The Wharf while maintaining a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

17

Days on Market

Zoning MU-12

Listing Details

Listing Office TTR Sotheby's International Realty

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not appear on this website at the request of the seller.

Listing information last updated on October 18th, 2025 at 6:15pm EDT