

\$900,000 - 45 Sutton Sq Sw #602, Washington

MLS® #DCDC2196408

\$900,000

1 Bedroom, 1.00 Bathroom, 720 sqft

Residential on 0.00 Acres

SOUTHWEST WATERFRONT, Washington, DC

Endless Views. Effortless Living.

Some mornings, the water looks like glass. Others, it's alive with sailboats and sparkle. From the sixth floor of VIO, Residence 602 sits directly above it all and offers you a stunning, straight on, water view. Whether looking from the inside out, or enjoying your private balcony, you have a front row seat to this spectacular view.

Inside, open layout lets the light stretch from floor-to-ceiling windows across warm wide-plank hardwood floors. The kitchen's sleek design includes Thermador appliances, quartz countertops, Porcelanosa cabinetry, a center island with breakfast bar.

The spa-like bath features marble tile and a frameless glass shower for a touch of everyday luxury.

While almost everything you need is just outside your door, garage parking makes life simple.

The Vio, an award-winning development by Handel Architects and WDG Architecture, built by PN Hoffman and Madison Marquette in 2017, crowns the vibrant Southwest Waterfront. Life here blends tranquility and luxury: a 24-hour concierge, a stylish lounge with an espresso bar and gas fireplace, a state-of-the-art fitness center with a yoga



studio overlooking the Potomac, a dog washing station, and a private sundeck with an outdoor grilling area—all anchored by a saltwater infinity pool and sun lounge with sweeping views of the docks and river. The Wharf buzzes just below with restaurants, bars, entertainment, and the iconic Fish Market. But the greatest luxury in this world-class neighborhood may be the one inside Unit 602: a view that belongs only to you.

Built in 2017

Essential Information

MLS® #	DCDC2196408
Price	\$900,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	720
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Mid-Rise 5 - 8 Floors
Style	Contemporary, Condo/Unit
Status	Active

Community Information

Address	45 Sutton Sq Sw #602
Subdivision	SOUTHWEST WATERFRONT
City	Washington
County	WASHINGTON-DC
State	DC
Zip Code	20024

Amenities

Amenities	Recessed Lighting, Wood Floors, Upgraded Countertops, Wine Storage, Sprinkler System, Shades/Blinds, Pantry, Walk-in Closet(s), Soaking Tub
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Utilities	Water Available, Sewer Available, Natural Gas Available, Electric Available, Cable TV
Parking	Paved Parking, Secure Parking
# of Garages	1
Garages	Inside Access, Covered Parking
View	Marina, Panoramic, Scenic Vista, River, Water
Has Pool	Yes
HOA Amenities	Common Grounds, Swimming Pool, Community Ctr, Concierge, Elevator, Extra Storage, Party Room, Pier/Dock, Pool-Outdoor, Meeting Room, Picnic Area, Fitness Center

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Oven/Range-Gas, Icemaker
Heating	Central
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Combination, Concrete/Block
Exterior Features	Secure Storage, Sidewalks, Extensive Hardscape, Water Fountains, Exterior Lighting, Fire Escape, BBQ Grill, Play Area, Balcony
Windows	ENERGY STAR Qualified, Sliding
Roof	Flat

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	May 7th, 2025
Days on Market	181
Zoning	RF

Listing Details

Listing Office	Coldwell Banker Realty - Washington
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