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Capital Living

Where Washington's Elite Live



EASTBANC

The Westlight promises an upscale, service-driven lifestyle in an exciting, modern setting.

by Joseph Dobrian

Many people get a kick out of having celebrities for neighbors. If someone famous lives in a building you're considering moving into, it also might speak to the quality of the property and its amenities.

Consider The Westlight, an upscale condo building in the West End of Washington, D.C. Due to the exceptionally high level of privacy and security Westlight offers, residents include top-level executives, diplomats and elected officials.

Patrick Chauvin, who heads the Chauvin House Team at Compass Real Estate, has sold more than 25% of the units at Westlight. He says the average price per square foot in the neighborhood is the highest in the D.C. area. Most transactions are all-cash purchases.

"Westlight is especially attractive to high-profile people for several reasons," he says. "Unlike Manhattan, Washington is spread out, and you'll find

very few full-service luxury buildings. I can think of six, of which three are within a two-block radius, from which you can walk to the White House, Georgetown University, the Kennedy Center and three Metro stations. The people who live in those buildings might own two, three or four homes."

"There's not much room to develop more luxury properties in this area, so Westlight might be the last of its kind to appear for a while," he continues. "Any other new buildings might be four to six years out."

STAFF, AMENITIES ATTRACT ON-THE-GO RESIDENTS

Chauvin says the "huge" staff and 24/7 concierge

service, plus the high level of security, make Westlight ideal for people who travel a lot or have high-pressure jobs. Westlight and 22 West, another top-of-the-line condo community in the prestigious 20037 ZIP code, have rooftop pools, fitness rooms and many other amenities. The Ritz-Carlton Residences, located across the street from Westlight, have access to all the amenities of The Ritz-Carlton Hotel.

"At these properties, you can walk out your door and not worry; a staffer can go into your unit and take care of any problem," Chauvin says. "Recent health concerns have slowed the market somewhat because people are staying put, but we have available units, just not many."

Chauvin's latest listing is a penthouse apartment at the Ritz-Carlton Residences, which includes

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Stately views of one of Washington's finest neighborhoods enhance the relaxing, open look of the luxury accommodations in The Westlight.

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4,000 square feet of outdoor space. Asking price is \$5.995 million. "That much outdoor space might have been an objection, pre-COVID-19," he observes, "but now, it's more of an attraction."

PANDEMIC SPURS DEMAND FOR MORE ROOM

Mei-Mei Venners, director of sales at Westlight, adds that desire for space has become a nationwide trend, largely because of the pandemic, and points out that some of the old vitality is coming back to Washington.

"In all major cities — not just Washington, D.C. — we saw a migration to the suburbs and vacation homes when the coronavirus hit," she says. "Recently, the city has had to withstand a lot. Now, people are coming back; restaurants are reopening. We're pleased about where we're located. American cities in general are reviving."

Westlight and other luxury condos in Washington maintain privacy for their residents — even the most prominent of politicians and businesspeople. "That's one of the trade-

marks of a premier building: the level of service and discretion."

LIGHT AND FRESH AIR

The location is ideal, with easy access to three different bridges that can get you in and out of the city in five minutes flat. Westlight's design is all glass: contemporary with lots of sunlight. "It gives you European flair in the middle of a city where residential buildings tend to be brick," Venners says, adding that the building's HEPA-grade air filtration system vents fresh air into all units and common areas. Westlight doesn't use recirculated air.

"You shouldn't smell anyone else's cooking," she says. "During the pandemic, this has been such a godsend. Every room in every unit has triple-glazed operable windows as well, and the sound attenuators are higher than in airports — great because you can't hear other people's video calls, either."

Ten units are currently available at Westlight. Seven offer three bedrooms and three baths; the others are smaller. Designed by architect Enrique Norten, Westlight also boasts a LEED Gold certificate for sustainability.

Luxury Amenities Characterize D.C.

Three buildings within two blocks of each other — 22 West, Ritz-Carlton Residences and The Westlight — offer new standards in features and amenities. Each property promises high levels of security and privacy, as well as round-the-clock services.

22 West

- 24-hour, two-story fitness center
 - Coffee bar and business center with free printing
 - Game room with videogaming area
 - Movie theatre
 - Tanning bed
 - Basketball court
 - Resort-style "zero entry" pool
 - Secluded courtyard with stone outdoor fireplace in all Manor Houses
 - Outdoor gourmet grilling kitchen
 - Large outdoor fire pit
 - Hammock garden
 - Half-mile outdoor fitness trail
 - Multipurpose sports field
 - Pro-style sand volleyball court
 - Multiuse amphitheater
 - 24-hour on-site management and maintenance
 - Pet-friendly
- Price range: \$1.175 million to \$4.3 million**

Ritz-Carlton Residences

- Lavish outdoor courtyard with waterfall
 - Round-the-clock concierge service
 - Full complement of doormen and security
 - Valet parking in private garage
 - Private access to Equinox Sports Club
 - Indoor pool, pilates, yoga, basketball, squash and more at Equinox
 - Balconies and private roof terraces in many units
 - In-room dining, housekeeping and private chef services
 - On-site dry cleaning and laundry services
 - Special rates and treatment at The Ritz-Carlton hotels and resorts worldwide
 - Hotel key card access to go directly through to The Ritz-Carlton Hotel
 - Restaurants, pharmacy, hair salon, gallery and bank in the complex
- Price range: \$650,000 to \$6 million**

The Westlight

- 24-hour front desk concierge and full-time building manager
 - Doorman, porter and on-site engineer
 - Lobby features 50-foot living green wall and lighting sculpture by award-winning artist Ingo Maurer
 - 25-meter heated rooftop swimming pool
 - Expansive sundeck with green space and exclusive grilling stations
 - State-of-the-art fitness facility with smart connected equipment
 - Reserved underground parking for all residences
 - Private meeting space and business center
 - Private club room with catering kitchen and outdoor terrace
 - Dog washing station
 - Bicycle storage
 - Storage units available
- Price range: \$1.385 million - \$4 million**