

THE GEORGETOWN CURRENT

NORTHWEST REAL ESTATE

European-style boutique condos soar along C&O Canal

A forthcoming boutique condominium development is promising the high life in the heart of Georgetown. Once con-

ON THE MARKET KAT LUCERO

struction finishes, 1055 High will showcase a rooftop deck with striking views of the neighborhood, as well as private terraces, chic European-designed interior features and spacious layouts for all units at 1055 Wisconsin Ave., along the C&O Canal.

Sales started at the end of May for the planned seven residences with three to four bedrooms apiece, priced from \$3,000,000 to more than \$5,000,000. But now, only two units are left on the market.

"It's been crazy — multiple offers on every unit," said Mei-Mei Venners, director of sales at 1055 High.

Remaining units are a duplex (1E) with four bedrooms and three-and-half bathrooms, priced at \$3,600,000 with monthly condo fees of \$3,956; and a third-floor unit (3E) with three bedrooms and four-and-half baths priced at \$4,750,000 with monthly condo

fees of \$4,905.

The two residences will both have bedrooms overlooking the C&O Canal. On the other end, from their private terraces, prospective buyers will be able to enjoy Grace Episcopal Church's charming Gothic structure and gardens. Similar to the other dwellings, the two units will each have a library, high ceilings, solid hardwood flooring, separate service entrances, spa-inspired bathrooms with heated marble floors, and walls of windows with automated shade-control features.

Topping off these residences will be a communal roof deck that offers multiple views of Georgetown — the canal, the Potomac River and the iconic golden dome of the bank building on the corner of Wisconsin and M Street. When the building opens, the alfresco area will be landscaped and designed for entertainment. It will also feature a 45-foot heated pool and, inside glass walls, a fitness center with more soaring views of Georgetown's commercial district.

EastBanc president Anthony Lanier was conscious of privacy in devising plans for the building, built on a site once home to a parking lot for Verizon trucks. He is installing thick double-pane windows, a



strong sound buffer in each unit and a secluded rooftop garden, in hopes of creating a retreat from the property's high-traffic location.

Lanier was also mindful of creating a structure that would blend well with Georgetown's storied past. He started with the condo building's namesake — High Street. That was the label for Wisconsin Avenue until 1895, when Congress mandated the renaming of Georgetown's streets to correspond with those elsewhere in the District of Columbia.

The design of the building's exterior also embraces the area's industrial history as seen through the neighboring old and restored red-hued edifices, as well as 1055 High's location along the C&O Canal, the historic waterway that

helped fuel Georgetown's growth.

To achieve this vision, Lanier enlisted Beyer Blinder Belle Architects & Planners, a local firm that specializes in historic preservation. The result: a red-brick facade with oversized windows that's designed to resemble a refurbished factory.

For the interior, the design-conscious developer wanted a European-chic scheme. So Lanier tapped into his tenants at Cady's Alley, a mecca for design shops and high-brow architectural firms that he built a few blocks away. The homes will be embellished with Boffi cabinetry, and the lobby will be adorned with Donghia's textiles.

The building will have under-



Renderings courtesy of EastBanc

Two condo units remain unsold at EastBanc's 1055 High building, now under construction.

ground parking, with two spaces set aside for each residence and more spots available for guests. There will also be bicycle and stroller storage. The street level will have a 24-hour staffed lobby, as well as two retail spaces.

Unit 1E of 1055 High, located at 1055 Wisconsin Ave., with four bedrooms and three-and-half bathrooms, is on the market for \$3,600,000, and Unit 3E, with three bedrooms and four-and-half baths, is available for \$4,750,000. For more information contact Mei-Mei Venners of EastBanc at 202-333-3313 or meimeivenners@eastbancmarketing.com, or visit 1055high.com.