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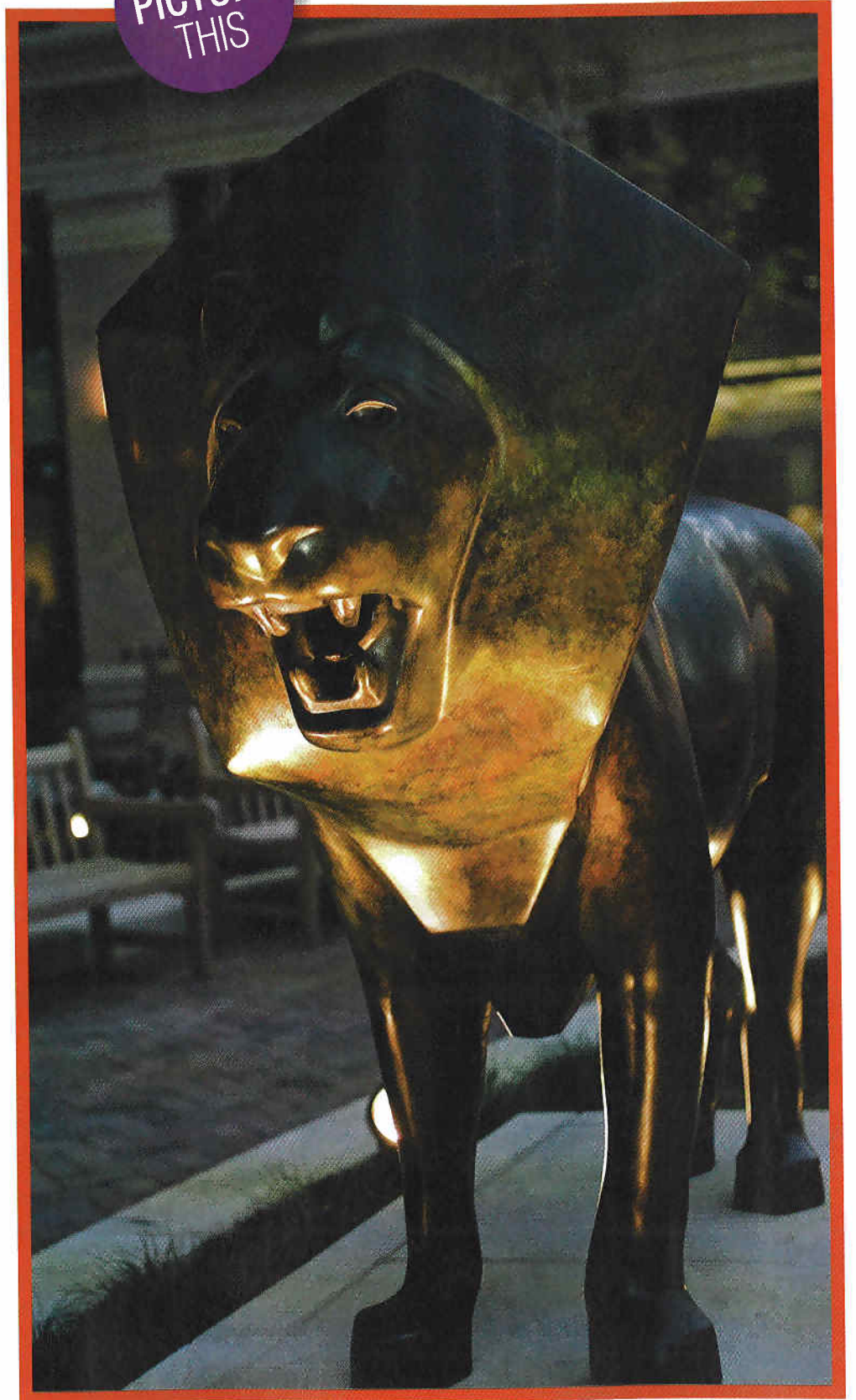
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LIONSGATE

Add another sculpture to the list of Bethesda's roster of public artworks: the Lionsgate condominium has installed two bronze lions in front of its building at the corner of Woodmont Avenue and Old Georgetown Road. The sleek, stylized statues were created by renowned sculptor John Dreyfuss of Washington, D.C. "These lions will be a centerpiece of Bethesda artwork for years to come," says John Segreti, vice president of Duball, LLC, the developer of Lionsgate.

Photo by James Kim

luxury condo living

Options abound in the Bethesda area high-end condominium market

By Karen A. Watkins

I'd like to simplify my life.

My baby boomer husband and I are well into our 15th year of living in a Bethesda house. Too much yard work, too many roof worries, not enough interest. Though both kids will have moved out by the end of the summer, dollhouse wallpaper still hangs in my 20-year-old daughter's room, and baseball players grace my 18-year-old son's. It's tempting to ditch it all and start over.

I wanted a glimpse of what life might be like in a luxury condo in the Bethesda area—the elevators, the marble, doormen, fitness centers, parking garages, onsite shopping. So, like test-driving a Bentley or a Mercedes, I visited condos and spoke with property managers, sales people and developers. I studied Web sites and watched interactive videos. Here's what I found.



JAMES KIM

Lionsgate at dusk.

Lionsgate

I had a dream of one day moving up to join the pampered elite on Manhattan's Central Park West. What would it be like to be greeted by a doorman in a grand marble foyer? So I went on a tour of the elegant, new condominium **Lionsgate** in the heart of Bethesda. What I found was more Park Avenue than Central Park West, but who's arguing?

The glamorous building is a 12-floor celebration of fine detail—and art. Outside, visitors are greeted by two life-size bronze lions created by Washington, D.C., artist John Dreyfuss. Inside, a sleekly decorated foyer features a soaring ceiling and a black marble floor that reflects the light of a 60-piece crystal chandelier. Lionsgate

says: "I have arrived." The art theme is carried throughout, with individual units bearing the names of "Degas," "Rodin," "Calder," "de Rossi" and others.

"The quality of the project is really unmet," says Marc A. Dubick, president of Duball LLC, the developer of Lionsgate. "It's all in the details."

"We only have 158 units and we sold 100," Dubick said in May. "We have fewer than 60 to go."

"We spent a lot of money and a lot of time making the façade look the way it does," says John M. Segreti, vice president of development for Duball. "When you look at the building, there's a tremendous amount of detail. It [is] like the classic buildings that you see [on Connecticut Avenue in D.C.]

and on Park Avenue in New York?"

Buyers began occupying units in Lionsgate in late April, according to Dubick. The building's smallest unit is the 1,103-square-foot "Degas." It features one bedroom and a den and is priced at \$800,000, sales manager Dana Cruz says. The "Dreyfuss" is the largest unit at 2,504 square feet. It's priced at more than \$2 million. "Someone bought two of the 12th-floor units and combined them," Segreti says.

The residences are luxurious, with bay windows, balconies and hardwood floors. The kitchens feature semi-custom Brookhaven by Wood-Mode cabinets, granite countertops, stainless steel appliances by Viking and extra-deep sinks. The bathrooms boast stone tile, granite coun-

ters and Kohler fixtures.

Condo fees range from \$470 to \$1,390 a month, according to Cruz. Amenities include a doorman, valet parking, 24/7 front desk concierge, fitness center, community club room and a large rooftop terrace with views extending to Sugarloaf Mountain. At ground level are a Veria Wellness Center, dry cleaner and HSBC bank. Buyers include Bethesda and Potomac empty nesters, local and international residents with homes here and abroad, and young professionals, Segreti says.

LIONSGATE

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