

A completely renovated 4 bedroom and den smart home with a functional 2,850 square-foot curved open floor plan. This corner residence offers stunning direct river views and 3 sides of natural light. Beautiful Italian porcelain tile floors, unforgettable baths with river rock granite vanities, a fabulous custom kitchen and completely integrated sound system and lighting. **2 parking spaces included.**

# 705-N WATERGATE EAST



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#### 4 bedroom & den with 4 full baths

- Bright, contemporary 2,850 sq.-foot interior
- Spectacular direct Potomac River vista; pool and garden view from nearly every room
- 2-level (duplex) curved, open floor plan offers great space for living & entertaining with 3 sides of natural light
- 110-foot L-shaped balcony with 14" deep planters running the full length
- Brazilian hardwood deck seating area overlooking the Potomac River
- New double-paned windows (56) with Hunter Douglas Vignette Modern Roman Shades
- New HVAC convectors with 10 programmable thermostats throughout
- 24-inch Italian porcelain tile floors throughout the unit - never need polishing
- Curved staircase with stainless steel banister and travertine marble treads
- Recessed, 3-inch spot lights and 4 speakers enclosed in a narrow soffit around the perimeter of the main living area ceiling with a separate floor-based sub-woofer.
- "Smart home center" in entry closet; the 24 Ethernet outlets provide every room direct access via Cat 6 cable to a CISCO (SG102) 24-port Gigabit Switch
- 2 integrated SONOS HiFi sound systems controlled via smartphone, tablet, or computer: one streams music into Master bedroom & bath, and other into living & dining areas

- Second-level hallway features painting accent lights, pocket doors with inset, demi-lune stainless steel handles and window opening up to the river view

#### Kitchen

- Canadian, green tea granite-enclosed breakfast bar opens up to a bright, contemporary kitchen
- Ceiling-high maple cabinets with under-cabinet lighting, and soft-close drawers
- Blanco under-mount sink & GROHE faucet accent the green tea granite counter paired with Italian porcelain backsplash
- GE Monogram, stainless steel appliances include 48-inch-wide refrigerator, a 36-inch, 6 burner range with self-cleaning gas oven & range hood with exterior ventilation & professional baffles
- Other appliances include GE Profile built-in microwave, BOSCH dishwasher, BROAN trash compactor and heavy-duty garbage disposal

#### Master Bedroom

- 2 sides of natural light and an open, direct river view
- Remote-controlled, recessed spot lighting, speakers and shades around the perimeter of the room

#### Second Bedroom

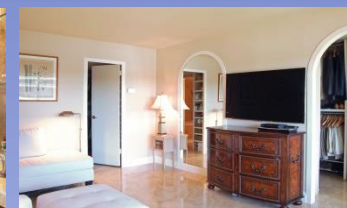
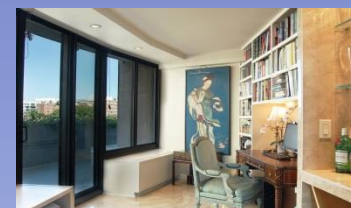
- Bright and spacious with direct river view
- Large archway dressing mirror mimicking archway entrance to naturally lit walk-in closet
- 2<sup>nd</sup> walk-in closet offers custom floor-to-ceiling shoe shelving

#### Den

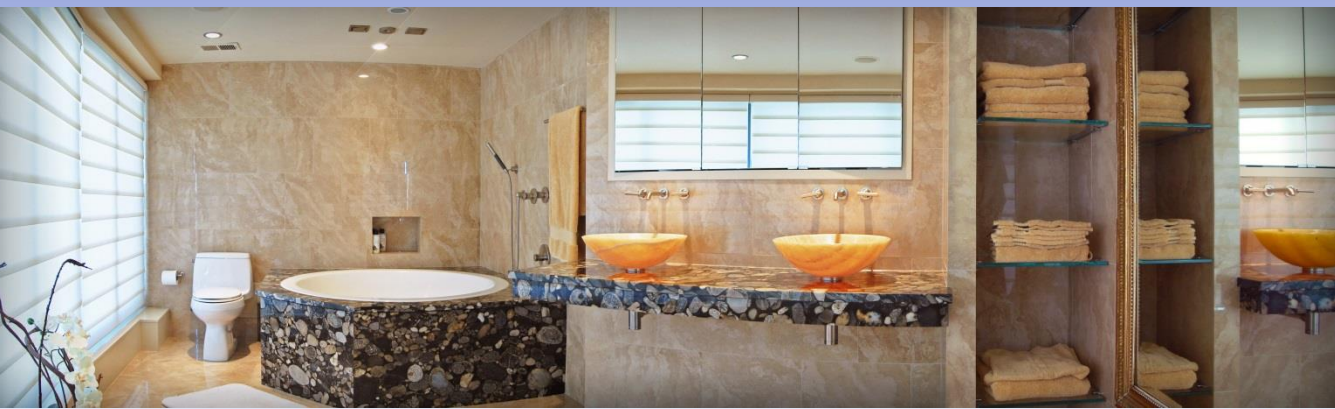
- Built-in floor-to-ceiling bookshelves (16" depth)
- Double-pane, sliding screened door to terrace
- Italian porcelain open wine closet features ½-inch thick glass shelves with accent light; lower portion double-depth wine rack holds 100 bottles horizontally

#### Third Bedroom

- Large bedroom with floor-to-ceiling windows on one side
- Walk-in closet with wood shelving leading to private bath







### Master Bath

- 2 onyx sinks mounted on a custom floating river-rock granite vanity
- Floor-to-ceiling Italian porcelain tiles & ceiling speakers for SONOS system music streaming
- Deep, round, soaking tub set in river-rock granite fills from ceiling-mounted KOHLER bath spout; two swivel shower heads and separate shower wand
- Large built-in medicine cabinets with hidden electrical outlets in cabinets
- Integrated ½-inch thick glass shelving for towels

### Second Bath

- Antique half-moon vanity with modern exposed piping
- HANSGRÖHE fixtures and George Kovacs stainless sconces
- Extra deep, wide Japanese soaking tub with shower fixture, separate wand; Italian porcelain tile backsplash
- Recessed ceiling spotlights; electrical outlet in medicine cabinet

### Third Bath

- Limestone pedestal sink with KOHLER fixtures
- Recessed ceiling spotlights; electrical outlet in medicine cabinet
- Walk-in closet leading to bath with an option for washer/dryer

### Lower Level Bedroom & Bath

- Bedroom offers cityscape view; built-in bookcases on each side
- River-rock granite vanity with onyx sink in bath
- Natural, flat, pebble flooring in shower
- Seamless glass shower door

### FINANCIAL INFORMATION

MONTHLY COOP FEE ..... \$ 3,675.42

(Includes property taxes, parking, & utilities)

MONTHLY RENOVATION FEE ..... \$ 738.92

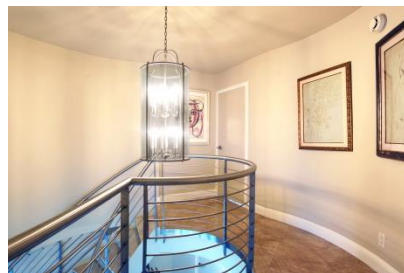
RENOVATION LOAN AMOUNT IS OFFSET BY A RECEIVABLE OF \$29,471.21 DUE ON JULY 15, 2016



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## THE WATERGATE amenities are boundless

Enjoy a swim in the outdoor heated pool. Be pampered in the Watergate Salon. Treat yourself to the famous Watergate Pastry Shop. Stroll downstairs for dinner. Take in a boat ride, or a movie at the Georgetown waterfront. It's a few steps to the Kennedy Center for a concert or theatre performance, to the cafe at the Swedish Embassy, and the Foggy Bottom neighborhood farmer's market or the Whole Foods Market.

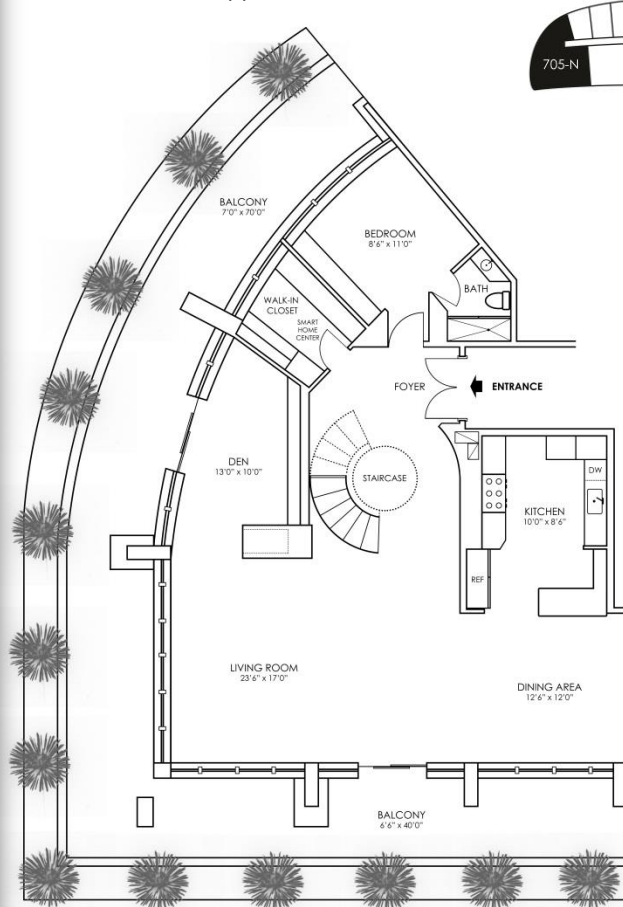
Other conveniences include on-site post office, florist, a brand new CVS/pharmacy, restaurants and more. All this on 10 acres of gardens and fountains situated between the Kennedy Center and Georgetown Waterfront! Amenities also include 24 hour concierge and doorman service, heated outdoor pool, shopping, restaurants, just 2 blocks from the Foggy Bottom Metro station. This is truly a full service luxury residence.

COME FOR THE VIEW  
STAY FOR THE CONVENIENCE!

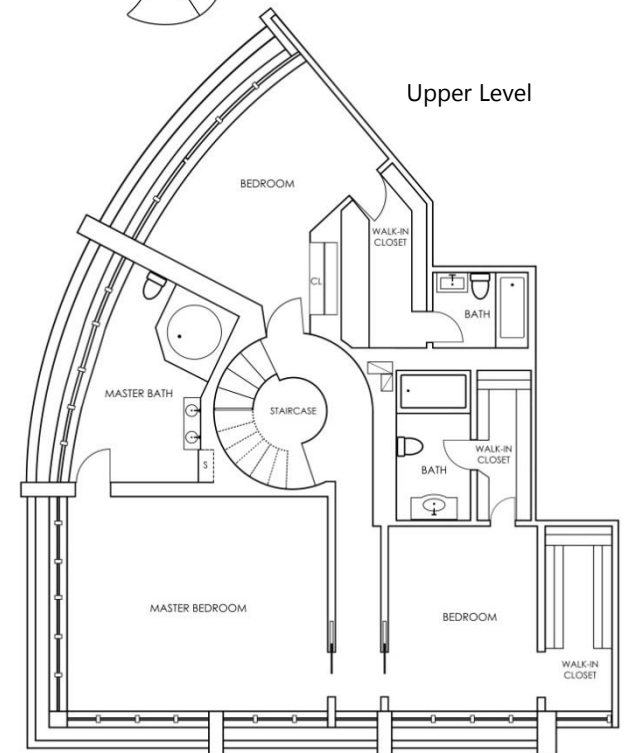
To see more photos or view virtual floor plan tour of the property, scan the code with a smartphone or visit [watergateapartments.com](http://watergateapartments.com)



Note: Floor Plan is Approximate



Lower Level



Upper Level

