

# 1209-S WATERGATE EAST

## Offered at \$1,595,000

Step into a fabulous new interior - a curved open plan surrounded by windows and views. The sunlit living room with a wood burning fireplace opens to a dramatic dining room. Separate enough for function but open for today's lifestyle, the gourmet kitchen opens to the family room with a balcony, a focal point for living and entertaining. Beautiful new hardwood and fine details create a palette for modern luxury.

### Features include:

- 4 bedrooms, 3.5 baths
- 3,640 square feet
- 2 balconies with extra outdoor dining space
- Modern crown molding throughout
- New hardwood flooring
- Entrance with superbly designed custom built-in furniture
- Master bedroom suite with corner windows and view, and balcony access. Infinite closet space
- 2 other spacious bedrooms with plentiful storage
- A separate fourth bedroom offering privacy for great suite or in-home office
- New kitchen feature stone backsplash, sleek granite countertops with seating, new stainless steel appliance, new cabinetry
- Custom lighting throughout
- Luxurious marble and limestone bath
- Large utility/laundry area
- New heating/air condition motor units
- 2 underground parking spaces (#32 and #33)

