

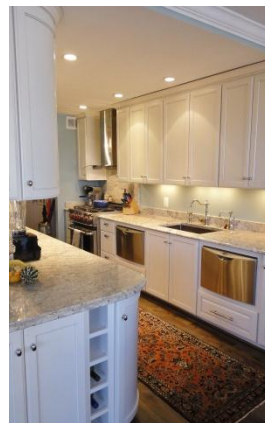


717 WATERGATE SOUTH



Urban Living in Luxury

A one-of-a-kind bright and spacious renovated two bedroom, two bath residence in model condition. The open, functional floor plan features a curved living room with a den area and room for a piano. Plus a large separate dining area. The living and dining room are surrounded by floor-to-ceiling windows. The new chef's kitchen is beautifully designed for entertaining and function with superb attention to detail. 5 inch wide hickory wood flooring, solid pine heightened doorways, and baths with the best fixtures and materials create a lovely, modern living space. Over 50 feet of balcony run along the perimeter with access from the living room and dining room. All is enhanced by the scenic cityscape vista.



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Custom Gourmet Kitchen

- Omega Signature custom cabinetry (pearl glaze) with pewter detailing, polished nickel knobs & handles. Beautiful crown moulding. Custom round cabinets offer a soft & welcoming transition into dining and living room. Wine storage boxes for 10 bottles.
- Kitchen features Capital 30" gas stove & oven with 5 burners (one being a wok burner in center). Oven is self-cleaning, rotisserie & convection.
- Electrolux glass re-circulating vent hood
- Double thick granite from stove to ceiling & high end double thick granite counters with ogee edging.
- Bianco Romano granite has shades from white-gray-black with burgundy accents.
- Liebherr 36" built-in stainless refrigerator & 2 freezer drawers, ice maker with filter.
- Dacor 30" microwave drawer.
- Two Fisher-Paykel dishwasher drawers.
- Marvel wine cooler with dual temperature controls for 48 bottles.
- Hand hammered copper sink with polished nickel finish.
- Danze faucet in polished nickel.
- Insinkerator instant hot water unit with filter.
- Insinkerator garbage disposal (heavy duty).
- Built-in pull out garbage can, silver drawer, & pull out pantry drawers.
- Recessed lighting.

Dining Room

- Dining light fixture with Swarovski Crystal from "Design Within Reach"

Offered at \$895,000 Including parking

General Interior & Living Room

- Living and dining room floor to ceiling windows have a 70% UV protective film to help protect floors, furniture & artwork. The film also acts as an insulator.
- Solid hickory wood flooring (planks are 5 inches wide and 3/4 inch thick by Homerwood) smoked with graphite which adds a rich gray hue.
- 26 feet of bookcase, 8 feet tall.
- 8 foot solid core pine doors with brushed nickel hinges.
- 4 1/2 inch crown moulding in living room, dining room & kitchen. Door mouldings are 4 1/2 inches thick; floor base boards are 5 1/2 inches thick.
- Polished nickel handles and brushed nickel knobs by Baldwin.
- All lighting fixtures, electrical outlets & light switches replaced throughout.
- Pantry closet in front hall.

Master Bathroom

- Carrara marble shower, walls & floor.
- Frameless shower enclosure.
- Grohe fixtures in polished chrome.
- 16" rain shower head; hand held faucet in shower.
- Sculptural free-standing state-of-the art bathtub.
- Toto Nexus toilet – hat box style base & oval tank and tap, brushed nickel handle, self-closing.
- Over-sized Italian pedestal sink.
- Robern brushed nickel framed medicine chest with electrical outlet & mirrored interior.
- Heated towel rack in brushed nickel.
- Crystal light fixture.

Hall Bathroom

- Custom Omega Signature cabinetry – (pearl glaze) with pewter detailing and crown moulding.
- Carrara marble double thick counter.
- Carrara marble surround for tub, sink and floor.
- Danze Roman tub fixtures, faucet & towel rack.
- Hand hammered copper sink finished in polished nickel finish.
- Mirror, hardware & lights from Restoration Hardware.
- Toto Nexus toilet – hat box style base & oval tank and tap, brushed nickel handle, self-closing.

Master Bedroom

- Closet fitted with wardrobes & shelves.
- 4 1/2" custom plantation shutters in taupe.
- TV outlet for cable.

Second Bedroom

- 4 1/2" custom plantation shutters in silver.
- TV outlet for cable.
- Double rod closet and large linen closet.



FINANCIAL INFORMATION



MONTHLY COOP FEE	\$ 2,700. ²⁹
(includes maintenance, property taxes, parking & utilities)	
MORTGAGE FEE	\$ 92. ⁶⁵
UNDERLYING MORTGAGE BALANCE (approx.)	\$7,000

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