

# 1105/06 WATERGATE SOUTH



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**W**

*Over 50 Years of Real Estate Experience*

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## THE BEST RIVER VIEW IN DC

*Live on top of the river with a view that spans three bridges, The Kennedy Center, Roosevelt Island, the Georgetown Waterfront, and sunsets!*

Unparalleled, direct unobstructed river view spanning from the National Cathedral to the Air Force Memorial, three bridges, Roosevelt Island, and spectacular sunsets.

Your view is all seasons: the crew races on a fall morning, the colorful kayaks dotting the shiny river, picturesque boats heading to the Georgetown waterfront, dramatic sky before rain, a twinkling snowfall on the river, surprising sunset burst of colors throughout the year.

Over 120 feet of waterfront splendor and a wide balcony across the entire 3,000 square feet of this showcase home beckon you outdoors.

*"It takes 500 small details to add up to one favorable impression." - Cary Grant*

## INSIDE, DESIGN AND FUNCTION ARE ELEVATED TO NEW HEIGHTS

You will enjoy the fruitful results of a complete renovation of uncompromising quality and detailing by BOWA Builders, premier in their field and known for their insistence on excellence.

Designed by the award winning architects at Studio 3877, your new home will feature 3 bedrooms in 2 separate wings, 2.5 baths, 2 separate offices, open plan living/dining, spacious chef's kitchen, full pantry, utility room, laundry room, mudroom with service entrance and endless storage.

Extra tall ceilings and doors with glass accent. Every detail has been planned and thoughtfully designed for your enjoyment and convenience.

## FINISHES

From the legendary artisans at Woods & Style, cabinetry in stunning Fiddleback Maple with Hafele and Blum soft close mechanisms. Caesarstone countertops and backsplashes.

Floors are dressed in 5" Canadian White Maple in a single continuous orientation throughout the home in the direction of the river (no easy feat with the beautifully curved building architecture).



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### CHEF'S KITCHEN

Entertain in your open chef's kitchen with island seating for four or more!

Miele 36" MasterChef Plus, M-Touch six-burner gas range with electric oven, Miele Diamond dishwasher, Miele side-by-side 30" refrigerator and 30" freezer, Miele built-in coffee maker, Panasonic Genius Prestige microwave.

Deep sink with Kohler Karbon articulated chef's faucet. Concealed appliance "garage" and pass-through counter to full separate pantry room.

### AUTOMATION

User-friendly lighting & shades systems operate with simple wall keypads. Powered by a complete home automation system from Lutron Homeworks, with voice & smartphone controls. Sonos controlled audio throughout.

### OWNER'S SUITE

Custom built-in floating bed with side tables and Cerno Libri reading lights. Floor-to-ceiling translucent glass closets and dressing area with wall-to-wall storage and drawers, two sided drawer island. Four bay linen closet.

Wake to your beautiful view with bedside keypads that allow one-touch control of lighting and shades.

### WORKSPACE

Two adjacent offices divided by a glass-backed floor-to-ceiling shelf wall. Task lighting, wired Internet ports, and built-in file cabinets.

An unparalleled river view certain to inspire.

### GUEST WING

In its own separate wing, guest suite features floating bed with built-in cabinetry, Cerno Libri reading lights—and the best view a guest could dream of.

Third bedroom sports a Resource Furniture Nuovoliola Bed Wall, built-in custom cabinets, and a 65" smart TV with Sonos surround sounds & Savant AV controller.

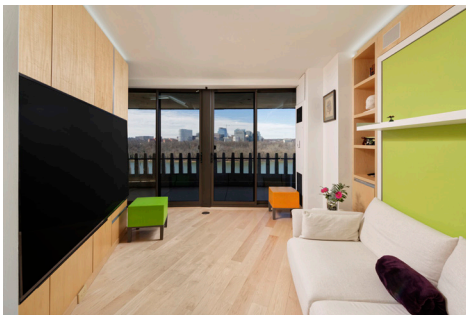
Guest hall with large built-in wardrobe & cabinets.

### BATHS

Full baths feature Robern M Series medicine cabinets with night & interior lights and power, Clearstory windows for natural light, and Warmly Yours heated flooring.

With Kohler sinks & fixtures, Hans-Grohe hand showers, ceramic 12 x 24 unpolished DalTile Diamante Ardesia tile, and floor-to-ceiling waterfall accent light in showers.

Guest bath also has Americh Airbath tub with whirlpool, airbath, and automatic cleaning for easy maintenance.





### LIGHTING

- Color matched LED lighting throughout
- Tech Lighting sprocket display lights and Tele monorail LED ceiling and art spots
- DioLED Blaze ceiling & undercabinet lighting
- Reggiani Trybeca recessed LED down spots
- Legrand Adorne pop-out concealed outlets

### UTILITY/LAUNDRY ROOM

- Samsung washer/dryer, with dryer vented to the outside
- Iron-A-Way in-wall ironing station
- Utility sink station

### MUDROOM

- Four full-height coat closets plus broom closet
- Three individual shoe-drawer cabinets with glove & hat cabinets above
- Ceramic 12 x 24 polished DalTile Diamante Ardesia tile
- Separate service entrance

### GENERAL

- New plumbing, breaker panels and wiring
- New perimeter insulation
- New floor-to-ceiling double-pane glass windows and double opening glass doors throughout
- Kitchen and bath faucets have in-line activated carbon filters
- Two climate controlled storage rooms

### **GARAGE PARKING INCLUDED**

*One garage parking space included*

### **The Watergate—Full Service, All-Inclusive Fee**

#### **MONTHLY COOP FEE: \$6,775.16**

Includes property taxes, parking, utilities, Internet, cable, and maintenance of HVAC

#### **MONTHLY MORTGAGE PAYMENT: \$115.72**

Underlying mortgage approx. balance: \$9,000

### **WATERGATE SOUTH AMENITIES INCLUDE**

24-hour front desk & doorman service, newly renovated lobby, salt-water outdoor pool & grill, fitness center, beautifully landscaped gardens, roof terrace, plus on-site shops & restaurants.



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