

307-N WATERGATE EAST



Model Condition Renovated 2 Bedroom!

- **Model condition 2 bedroom, 1255 sq ft.** Fantastic upgrades and custom features including new double pane windows, oak engineered 7.5 inch wire brushed hardwood flooring in living areas. Solid wood doors with brushed stainless steel hardware. Recessed dimmable LED lighting. Custom shades/blinds from The Shade Store.
- **Entry:** The apartment includes a coat closet and a laundry closet, which houses a stacked Miele washer and vent-less dryer. The laundry area also offers additional storage space.
- **Chef's Kitchen:** Equipped with high-end Bosch appliances, microwave, french door refrigerator and drawer freezer, dual fuel gas range and stove with warmer drawer, and dishwasher. Features a white marble herringbone-style backsplash, a luxurious Mont Blanc marble countertop, and an under-cabinet LED light strip with hidden power outlets. The cabinets are Green Forest in a white matte finish, complemented by Top Knobs brushed satin nickel pulls. Stainless steel 30-inch wide sink paired with a Kraus Oletto Single-Handle Commercial Kitchen Faucet in a stainless steel finish.
- **Dining/Living Room:** A soffit frames the area and includes an integrated dimmable LED light strip for subtle ambient lighting. The designated TV location includes power outlets, a co-axial connection, and a hidden space between the walls for connecting HDMI cables, keeping cords out of sight. A centralized area for light switches and AC control/ thermostat.



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• **Guest Bedroom:** A soffit integrated with a dimmable LED light strip for subtle ambient lighting.

Custom closet from Closet Stretchers offering ample storage. The floor is carpeted, adding comfort and warmth.

The designated TV location includes power outlets, a co-axial connection, and a hidden space between the walls for connecting HDMI cables, keeping cords out of sight between the TV and shelf/ cabinet.

A centralized area for light switches and AC control/ thermostat ensures convenient access to essential room functions.

• **Guest Bathroom:** Ocean White polished marble tiles on walls and floors.

Green Forest cabinets in a white matte finish, complemented by Top Knobs brushed satin nickel pulls. Calacatta Granite countertop. Mirror with built-in surround lighting. Toto Eco Ultramax toilet. Shower has glass divider and built-in shelf, features a Hansgrohe shower system with the control to allow you to turn on the water without getting wet.

• **Primary Bedroom:** A centralized area for light switches and AC control ensures convenient access to essential functions. A soffit integrated with a dimmable LED light strip for subtle ambient lighting.

The floor is carpeted, adding comfort and warmth.

The designated TV location includes power outlets, a co-axial connection, and a hidden space between the walls for connecting HDMI cables, keeping cords out of out of sight between the TV and shelf/ cabinet.

It features a sliding door that provides access to the balcony.

• **Primary Bath:** Ocean White polished marble tiles on the walls and floors, two sinks with Green Forest cabinets in a white matte finish, complemented by Top Knobs brushed satin nickel pulls. Calacatta Granite countertop. Toto Eco Ultramax toilet.

Medicine cabinet with a built-in defogger, surround lighting.

Shower with a glass divider and built-in shelf features a Hansgrohe shower system, with the controls thoughtfully placed.

The bathroom is equipped with an exhaust fan.

1 GARAGE PARKING SPACE INCLUDED!

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$1,596.65

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

FIRST UNDERLYING MORTGAGE PAYMENT: \$89.88

First underlying mortgage approx. balance: \$6,700

Balloon payment due 2030: \$1,144.77

SECOND UNDERLYING MORTGAGE PAYMENT: \$87.25

Second underlying mortgage approx. balance: \$9,600

Balloon payment due 2034: \$13,431.32

WATERGATE EAST AMENITIES INCLUDE sparkling newly renovated lobby, 24-hour front desk & doorman service, outdoor heated pool, fitness center, roof terrace, plus on-site shops & restaurants.