

# 708-N WATERGATE EAST

OFFERED AT \$799,000 INCLUDES PARKING



## **Fantastic Contemporary Duplex-Style Residence**

- Bright 1,525 square foot interior
- Two bedrooms and den, two baths plus powder room
- Den could be turned into a third bedroom by adding a closet
- Wide 29-ft long balcony with built-in planters
- Light-filled panoramic cityscape view
- Spacious living room and dining area
- Windows across entire apartment
- Large bedrooms
- Primary bedroom with fantastic soaking tub
- Combination washer/dryer
- Excellent closet space throughout, plus additional storage room

*Underlying mortgage balances are deducted from cash due at settlement, and correspond to the fees noted below.*

### **ONE GARAGE SPACE INCLUDED**

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

##### **MONTHLY COOP FEE: \$1,992.16**

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

##### **FIRST UNDERLYING MORTGAGE PAYMENT: \$115.50**

First underlying mortgage approx. balance: \$10,400

Balloon payment due 2030: \$1,470.32

##### **SECOND UNDERLYING MORTGAGE PAYMENT: \$118.25**

Second underlying mortgage approx. balance: \$22,000

Balloon payment due 2032: \$16,000

*Second underlying mortgage not yet finalized. Subject to change.*



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**#1 ON-SITE WATERGATE SPECIALISTS!**



# THE WATERGATE RESIDENCES—MAKE NEW HISTORY!

The Watergate is a historic residence, office, and hotel complex situated on ten acres of prime waterfront real estate in Washington, DC. Watergate is comprised of three luxury mid-century modern buildings with penthouse, one-level, duplex, and townhouse-style residences. Enjoy private balconies, terraces, and sweeping panoramic views of the Potomac River and DC monuments.

Residents of this self-contained "city within a city" can easily access its many amenities. Enjoy a swim in the heated outdoor pool, and be pampered at the Watergate Salon. Treat yourself to the Watergate Pastry Shop or café. Conveniences include on-site Post Office, wine store, and dry cleaner. Take advantage of 24/7 concierge service, doorman service, and private underground

parking. The Watergate Hotel offers a full spa and fitness center, fine dining, and luxurious guest accommodations. At the hotel's rooftop bar, experience spectacular 360-degree views of the Potomac River & the entire DC skyline.

The Watergate is located a few blocks from Foggy Bottom Metro Station, neighborhood farmers' market, and grocery stores, including Whole Foods and Trader Joe's. It's a few steps to the new Georgetown Waterfront Park, where you can choose from several waterfront restaurants, see a movie, or take a boat ride down the Potomac. The John F. Kennedy Center for the Performing Arts is right next door.

**COME FOR THE VIEW,  
STAY FOR THE CONVENIENCE™**



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*A building that needs no introduction*



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*Over 50 Years of Real Estate Experience*