

617-S WATERGATE EAST



Rare and Bright 4 Bedroom with 115' Balcony that Curves Around the End of the Building!

- Rare and sunny 4 bedroom, 3 bath with over 3000 sq ft!
- The wide 115 ft balcony curves around the end of the building and offers a terrific river panorama with spectacular sunsets as well as a Kennedy Center view.
- Picture windows span across the interior.
- Perfect for entertaining - spacious living room, dining, den and library areas.
- Library area has built-in bookcase.
- Chef's kitchen with opening to the dining area and features a built-in, eat-in table or prep space, white cabinetry, stainless steel appliances and a service entry.
- Large sized bedrooms and ample storage.

2 PARKING SPACES INCLUDED!

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$4,288.23

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

FIRST UNDERLYING MORTGAGE PAYMENT: \$234.36

First underlying mortgage approx. balance: \$16,765

Balloon payment due 2030: \$2,983.41

SECOND UNDERLYING MORTGAGE PAYMENT: \$227.50

Second underlying mortgage approx. balance: \$24,342

Balloon payment due 2034: \$35,021.86

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.



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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

