

706-N WATERGATE EAST

OFFERED AT \$965,000 INCLUDING PARKING



SUNNY THREE BEDROOM DUPLEX-STYLE FLOOR PLAN

- 1,450 square foot residence with expansive cityscape vista
- Three bedrooms, two baths plus powder room
- New double-pane windows across entire apartment on both levels
- Wide 41-foot long balcony with built-in planters
- Modern wet bar in living room with ice maker, beer refrigerator, and wine refrigerator
- Large kitchen with granite countertops and top stainless steel appliances including Lycan refrigerator, GE microwave, and Frigidaire range & dishwasher
- Master suite with large closet, marble bath with double pedestal sink, jetted soaking tub and beautiful walk in shower
- Second bath with designer tile surround and linen closet
- Bright second and third bedrooms featuring full-length windows
- Ample closet space throughout plus additional storage room
- GE washer/dryer on second level

GARAGE PARKING SPACE #104 INCLUDED

\$16,000 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$104.58 fee noted below.

MONTHLY COOP FEE: \$1,700.39

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

MONTHLY MORTGAGE PAYMENT: \$104.58

Underlying mortgage approx. balance: \$16,000

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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 conveniences and amenities. Enjoy a swim in the heated outdoor pool, and be pampered at the Watergate Salon. Treat yourself to the famous Watergate Pastry Shop. Stop by the on-site CVS Pharmacy or Post Office. Take advantage of 24-hour concierge, 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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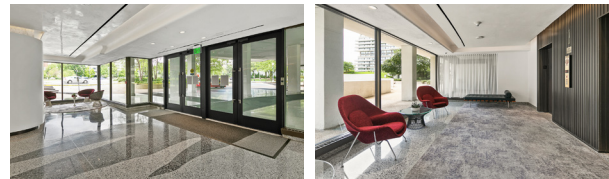
#1 IN SALES, WASHINGTON, DC

A building that needs no introduction



Over 50 Years of Real Estate Experience

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.



WATERGATE EAST LOBBY

