

512-S WATERGATE EAST



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Over 50 Years of Real Estate Experience

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(202) 333-4167
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NEWLY CREATED ARCHITECTURAL FLOOR PLAN AND ITALIAN DESIGN COMBINE FUNCTIONALITY AND QUALITY TO CREATE A LUXURIOUS APPROACH TO LIVING AND ENTERTAINING!

- Superb Boffi Italian design, fine finishes, luxurious materials and textures define the one-of-a-kind 2020 sq. ft. foot interior.
- Beautiful wood flooring and custom lighting throughout.
- Boffi Chef's kitchen with stunning worktop, coffee bar, pantry cabinets, accent lighting, and Miele appliances including wall oven and 30 inch cooktop.
- Exquisite spa baths including a curved primary bath with a Smart Glass wall that turns opaque with a touch of a switch. All with Toto commodes and extraordinary fixtures and finishes.
- Stunning custom Boffi closets including a "stroll through" walk in primary closet with directional lighting.
- Long 72 ft. balcony with inviting streetscape and Kennedy Center views.
- Washer and dryer in unit and ample storage.

GARAGE PARKING SPACE #206 INCLUDED



The Watergate—Full Service, All-Inclusive Fee

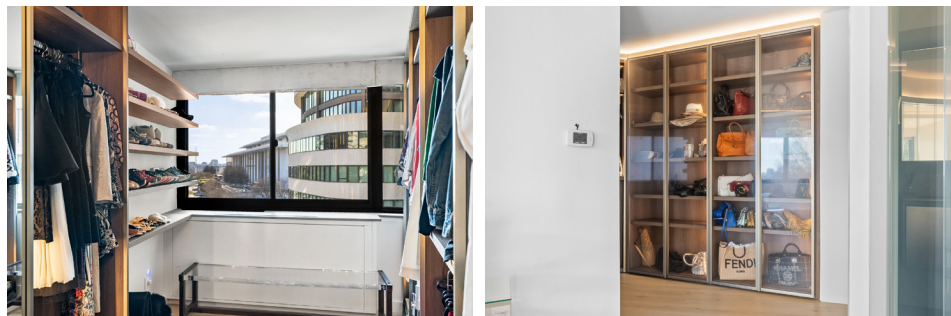
MONTHLY COOP FEE: \$2,927.99

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

UNDERLYING MORTGAGE PAYMENT: \$160.02

First underlying mortgage approx. balance: \$11,400
Balloon payment due 2030: \$2,037.05

WATERGATE EAST AMENITIES INCLUDE 24-hour front desk & doorman service, heated outdoor pool, fitness center, beautifully landscaped gardens, spectacular roof terrace, plus on-site shops & restaurants. Building recently renovated.



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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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