

# 417-S WATERGATE EAST

OFFERED AT \$899,000 INCLUDING PARKING



## Spacious Two-Bedroom with Garden & River View

- Updated 1,734 SF residence with scenic views of the Watergate gardens, Potomac River, Key Bridge, and sunsets
- Two bedrooms, two full baths
- Double-pane picture windows across the entire perimeter
- Handsome engineered hardwood floors
- Extra spacious living room and separate dining area
- Open chef's kitchen with top appliances, bright white modern cabinets, double porcelain sink, and breakfast bar with additional cabinet storage & pendant lighting
- Spacious bedrooms with enough room for a desk & extra seating
- Primary suite features huge walk-in closet with custom built-ins
- Bright contemporary baths with TOTO commodes. Large primary bath has double sink vanity, combination shower/tub with glass enclosure, plus two linen closets.
- Second bath has walk-in shower with glass enclosure
- Combination washer/dryer
- Ample closet space plus additional storage room

## GARAGE SPACE INCLUDED

*\$23,000 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$123.41 fee noted below.*

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

**MONTHLY COOP FEE: \$2,018.72**

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

**MONTHLY MORTGAGE PAYMENT: \$123.41**

Underlying mortgage approx. balance: \$23,000

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**(202) 333-4167**  
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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.

