

# 2B-N WATERGATE EAST



## **Fantastic Value! Spacious & Open Watergate Floor Plan**

- Spacious and open Watergate studio, 1 bath residence
- 775 square foot interior
- Huge picture windows across the entire perimeter
- Bright greenscape city view
- Plenty of room for an office area, bed, living and dining areas, even for exercise equipment!
- Iconic oak parquet floors
- Well-appointed throughout
- Accent walls
- Kitchen with wood cabinetry and undermount sink
- Great closet space, including huge walk-in closet, plus additional storage room

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

#### **MONTHLY COOP FEE: \$813.20**

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

#### **1<sup>ST</sup> UNDERLYING MORTGAGE PAYMENT: \$45.78**

First underlying mortgage approx. balance: \$3,500

Approx. Balloon payment due 2030: \$582.78

#### **2<sup>ND</sup> UNDERLYING MORTGAGE PAYMENT: \$44.44**

Second underlying mortgage approx. balance: \$5,200

Approx. Balloon payment due 2033: \$6,841.19

**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*



*Over 50 Years of Real Estate Experience*

