

402-S WATERGATE EAST

OFFERED AT \$749,000 INCLUDING PARKING



IMPECCABLY RENOVATED WITH POTOMAC RIVER VIEW

- Beautifully renovated, large one-bedroom with two full baths
- 1,254 square foot interior (The square feet of a two-bedroom!)
- Picturesque and quiet river view from every room—enjoy Potomac River sunsets. Wide 35-foot tiled balcony
- New double-pane windows and sliding glass doors
- Freshly painted, new rich hardwood floors, updated lighting & ceiling treatment, shades with black-out option throughout—all designed for ease of living
- Open living room with extra seating space and dining area with access to balcony. Bar with accent lighting and wine refrigerator, hidden extra wine storage
- Impeccable kitchen with white cabinetry, smart lighting, chrome hardware, stainless steel appliances, granite countertops, display shelving, and pocket door opening to great hidden storage pantry
- Privacy doors separate the master suite & dressing area from the main living area. Master suite features a wall of built-in shelving, large dressing area, and access to balcony
- Dressing area has a large walk-in closet with built-in locking file cabinet
- Superb baths with stone countertops, tile design, wood vanities, and fine details including heated tile flooring in master bath
- Second full bath allows privacy for guests, with ample room for guests in the living area alcove
- Full laundry room with washer/dryer, white cabinets, utility wall, ironing board, and folding counter
- Excellent closet space throughout, plus additional storage room

GARAGE SPACE #M-4 INCLUDED

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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.

MONTHLY COOP FEE: \$1,577.47

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

MONTHLY MORTGAGE PAYMENT: \$97.02

Underlying mortgage approx. balance: \$14,600

