

# 404-N WATERGATE EAST



## **Modern Renovation with Potomac River View & Spacious Covered Terrace**

- 2,465 square foot residence featuring huge covered terrace plus 63-ft balcony
- Four bedrooms, three baths plus powder room
- White & bright modern renovation with Potomac River view
- New double-pane windows throughout
- Light-filled open kitchen with huge picture windows, Miele appliances, white countertops & cabinetry, modern pantry, and breakfast bar
- Spacious sunlit living room with entry onto the terrace and balcony
- Large separate dining room
- Sparkling baths with Hansgrohe and TOTO fixtures. Wide Duravit sinks with Dornbracht faucets
- Large bedrooms with great closet space
- Fourth bedroom has its own separate balcony
- Combination washer/dryer in laundry closet with adjacent storage.
- Excellent closet space throughout, plus additional storage room

**GARAGE PARKING SPACE #60 INCLUDED**



*Over 50 Years of Real Estate Experience*

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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 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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**#1 IN SALES, WASHINGTON, DC**

*A building that needs no introduction*



*Over 50 Years of Real Estate Experience*

**The Watergate—Full Service, All-Inclusive Fee  
MONTHLY COOP FEE: \$4,019.26**

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

**1<sup>ST</sup> UNDERLYING MORTGAGE PAYMENT: \$219.66**

First underlying mortgage approx. balance: \$15,714  
Balloon payment due 2030: \$2,796.27

**2<sup>ND</sup> UNDERLYING MORTGAGE PAYMENT: \$213.23**

Second underlying mortgage approx. balance: \$22,815  
Balloon payment due 2034: \$32,825.15

**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.

