

2A-N WATERGATE EAST

OFFERED AT \$385,000 INCLUDING PARKING



LARGE STUDIO WITH THE FLOOR PLAN FUNCTIONALITY OF A JUNIOR ONE-BEDROOM!

- Studio residence with a 775 square foot interior
- Large picture windows along the entire perimeter
- Cook's kitchen with granite counters, deep stainless steel undermount sink, and recessed lighting
- Bedroom space separate from main living area
- Marble bath features walk-in shower with glass enclosure and custom tile surround.
- Ample closet space throughout, including a huge walk-in closet, plus additional storage room
- Washer/dryer (110 volt) installation permitted!
- **Underground garage space #107**

MONTHLY COOP FEE: \$786.83

(Low co-op fee includes property taxes, parking, all utilities, cable, and maintenance of HVAC)

RENOVATION LOAN FEE: \$98.28

(Scheduled to be repaid by October 2017)



Over 50 Years of Real Estate Experience

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#1 ON-SITE WATERGATE SPECIALISTS!

THE WATERGATE AMENITIES ARE BOUNDLESS

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 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 outdoor heated 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 service, doorman service, and private underground parking.

Newly restored, The Watergate Hotel has re-opened with a full spa and fitness center, fine dining, and luxurious guest accommodations. Residents of Watergate East receive exclusive discounts on room rates and spa memberships.

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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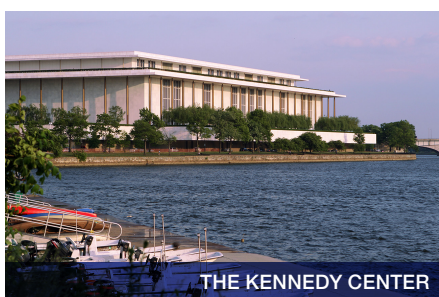
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THE WATERGATE HOTEL



NEARBY RESTAURANTS & SHOPS



THE KENNEDY CENTER



FOGGY BOTTOM METRO STATION

