

# 712-N WATERGATE EAST



THE BEST OF BOTH WORLDS! THE CONVENIENCE OF A WATERGATE LIFESTYLE WITH A FLOORPLAN THAT FEELS LIKE A HOME! Four bedroom river view duplex-style residence with a “pass-through” layout offers depth, light, and two vistas.



*Over 50 Years of Real Estate Experience*

**Call Gigi Winston** - Broker, GRI®

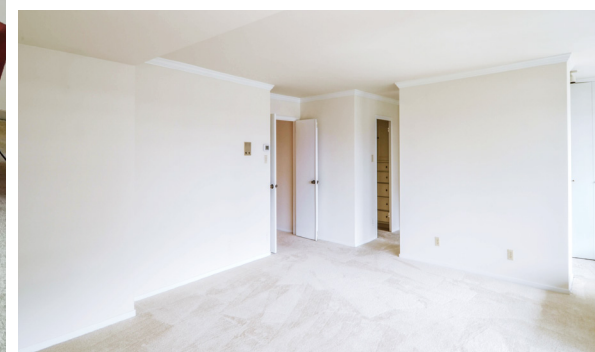
**(202) 333 4167**

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**#1 in Sales in Washington DC**





- Four bedrooms, four baths plus powder room
- Direct river and cityscape view with balconies on 2 sides
- Two balconies over 34 feet with built-in planters
- Popular duplex-style 2 level floorplan

- Pass-through layout offers depth and light on two sides
- 3,150 square foot interior
- Huge bedrooms have plentiful closet space and large master suite has a separate dressing room with built-in vanity

- Plenty of closet space, plus under-stair storage
- Master bath has separate shower and tub
- Large marble entry foyer with powder room
- Separate dining room with chair railing and moulding
- Eat-in chef's kitchen with picture window
- 1st level bedroom with full bath and access to service entrance
- **Elevator access from landing on 2nd level**
- **Includes 2 very convenient underground parking spaces (tandem, additional 2 spaces available)**



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**MONTHLY COOP FEE ..... \$3,797.67**

\* UNLIKE CONDO OR HOA FEE, THIS MONTHLY COOP FEE INCLUDES PROPERTY TAXES, ALL UTILITIES, PARKING, HVAC MAINTENANCE, COMCAST BASIC CABLE TV PACKAGE AND 25 Mbps HIGH SPEED INTERNET

**MONTHLY RENOVATION LOAN FEE ..... \$720.36**

\* SCHEDULED TO BE REPAID BY OCTOBER, 2017

**MONTHLY UNDERLYING MORTGAGE FEE.....\$685.89**

BASED ON APPROX \$7,713.76 UNDERLYING MORTGAGE BALANCE TO BE PAID OFF OCTOBER 2017

\* **FINANCIAL INFORMATION**

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# THE WATERGATE AMENITIES ARE BOUNDLESS

The Watergate is a historic cooperative residence, office and hotel complex situated on 10 acres of prime water front real estate in Washington, DC. Watergate South, East and West residential buildings together account for 640 luxury apartments, some of which feature penthouse and town-house style floor plans, private balconies, terraces and sweeping panoramic views of the Potomac River and DC monuments.

## COME FOR THE VIEW STAY FOR THE CONVENIENCE

The Watergate boasts a number of conveniences and amenities. Here you can enjoy a swim in one of three outdoor heated pools, surrounded by lush gardens and fountains, dine at one of several on-site restaurants, treat yourself to a desert at the famous Watergate Pastry Shop and be pampered at the Watergate Salon. Residents are also offered 24-hour concierge service, doorman service, and underground private parking. A self contained "city within a city", residents can take advantage of the on-site CVS/ Pharmacy, Post office and many other conveniences.

In addition the luxurious new Watergate Hotel will feature a first-class spa with in door pool, 3 restaurants including a rooftop lounge, plus 17,000 sq ft meeting space and a 7,000 sq ft ball room.

The Watergate is conveniently located within just a few blocks of the Metro stop, Foggy Bottom farmer's market and several grocery stores including Whole Foods market and Trader Joe's. This complex also brings you closer to the beautiful, newly redeveloped Washington Harbour, where you can enjoy a fine meal or share a few drinks at the Sequoia or one of the other riverfront restaurants, catch a movie, take a boat ride down the Potomac or just sit back by the fountains which are converted into a public ice rink in the winter. Enjoy a concert or theatre performance at the world-renowned Kennedy Center next door.

**Living in a Watergate residence can put all of these conveniences right at your doorstep!**

