

309-N WATERGATE EAST

OFFERED AT \$299,000



Updated Studio Residence with the Floor Plan Functionality of a Junior One-Bedroom!

- Spacious studio residence with a 640 square foot interior
- Sliding panels divide the space to create a junior one-bedroom.
- Comfortable L-shaped main living area with a small den/study nook beside the window
- Kitchen features top stainless steel appliances, granite counters, wood cabinetry, and stainless steel undermount sink.
- Marble bath includes combination shower/tub and large vanity with undercounter storage.
- Huge walk-in closet with the size and functionality of a small dressing room
- Ample closet space plus additional storage room
- **Washer/dryer (110 volt) installation permitted!**

MONTHLY CO-OP FEE: \$597.16

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

RENOVATION LOAN FEE: \$110.20

(Scheduled to be paid off 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**

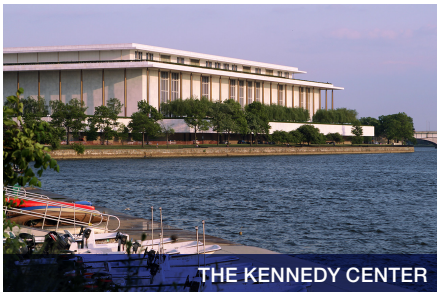


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THE KENNEDY CENTER



FOGGY BOTTOM METRO STATION



NEARBY RESTAURANTS & SHOPS



THE WATERGATE HOTEL

