

# 1116-S WATERGATE EAST

OFFERED AT \$900,000 INCLUDING PARKING



## BRIGHT CORNER RESIDENCE WITH RIVER VIEWS & PLENTY OF NATURAL LIGHT!

- Two bedrooms, two full baths—1,811 square foot interior
- 63' of balcony with sliding glass doors and picture windows along the entire perimeter
- Master suite with its own "breakfast balcony"
- Marble entry foyer with tray ceiling
- Wet bar in living room
- Cook's kitchen with lots of counter space and picture windows
- Large separate laundry room with washer/dryer hookup (110 volt)
- Ample closet space throughout, plus additional storage room
- **Underground garage space #77**

MONTHLY COOP FEE: \$2,173.14  
(Includes property taxes, parking, all utilities, cable, maintenance of HVAC, and more)

RENOVATION LOAN FEE: \$271.44  
(Scheduled to be repaid by October 2017)



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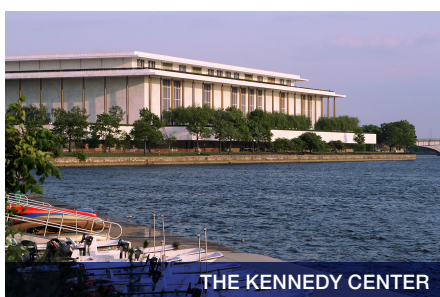
**TOP PRODUCER, #1 IN SALES WASHINGTON, DC**



THE WATERGATE HOTEL



NEARBY RESTAURANTS & SHOPS



THE KENNEDY CENTER



FOGGY BOTTOM METRO STATION

