

# 402-N WATERGATE EAST



OFFERED AT \$869,000 INCLUDING PARKING



## Fantastic Floor Plan with Direct Views of the Potomac River and Sunsets

- Renovated two bedrooms, two full baths — direct river view from every room!
- Quiet lovely view of the Potomac, gardens, and sunsets
- Great floor plan — 1,530 square foot interior with dining area that can double as a den
- Two private balconies and large picture windows throughout
- Entry foyer
- Hardwood flooring in living room and dining area
- Spacious bedrooms with abundant natural light
- Renovated baths with walk-in shower
- Master bath with double sinks and large vanity
- Washer/dryer
- Ample closets and built-in shelving, huge walk-in closets in both bedrooms, plus additional storage room
- **Low coop fee** includes property taxes, parking, all utilities, basic cable, maintenance of HVAC, and more!
- **Underground garage space included**



*Over 50 Years of Real Estate Experience*

**Call Gigi Winston** – Broker, GRI®  
#1 On-Site Watergate Specialists!

**(202) 333-4167**  
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# 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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MONTHLY COOP FEE: \$1,751.71

(Low coop fee includes property taxes, parking, all utilities, cable, maintenance of HVAC, and more!)

RENOVATION LOAN FEE: \$220.74

(Scheduled to be repaid by October 2017)

