

OFFERED AT \$1,360,000 INCLUDING PARKING

312-S WATERGATE EAST



UPDATED TWO-BEDROOM WITH MAGNOLIA TREE SETTING & DRAMATIC KENNEDY CENTER VIEW

- Spacious, renovated two-bedroom & den/home office
- 2,065 square foot interior—great floor plan!
- Long balcony with sliding glass doors and picture windows along the perimeter, plus extra "breakfast balcony"
- Picturesque magnolia tree setting and dramatic Kennedy Center view
- Large dining area and living room
- Open table-space kitchen with stainless steel appliances, glass tile backsplash, breakfast bar, and full-height pantry
- Updated master bath and second bath
- Excellent closet space throughout, including huge walk-in closet & big storage closet, plus additional storage room
- Washer/dryer
- Watergate East amenities include sparkling newly renovated lobby, 24/7 front desk & doorman service, outdoor heated pool, fitness center, roof terrace (available for private events), vegetable garden, plus on-site shops and restaurants.

GARAGE PARKING SPACE INCLUDED

MONTHLY COOP FEE: \$2,307.27

Low coop fee includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC



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#1 ON-SITE WATERGATE SPECIALISTS!

THE WATERGATE RESIDENCES—MAKE NEW HISTORY!

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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