

604-N WATERGATE EAST

OFFERED AT \$1,350,000 INCLUDING PARKING



Your Chance to Own Watergate's Original Model Floor Plan!

- Sought-after corner floor plan with direct Potomac River view!
- Spacious, bright three bedrooms & den, three full baths
- 2,465 square foot interior
- Rare corner floor plan with two wide balconies: 58-ft balcony with direct Potomac River view, 37-ft balcony with cityscape view
- Entry onto the river-view balcony from the living room, den, and master suite; entry onto cityscape balcony from the guest suite
- Large picture windows span across the entire perimeter, offering three sides of light
- Circular marble entry foyer and gallery
- Light-filled living room with windows on two sides
- Large separate dining room
- Table-space kitchen with picture windows
- Spacious master suite with huge walk-in closet
- Third bedroom has ensuite bath and entry onto the cityscape-view balcony, and is separated from the master suite for privacy
- Washer/dryer in the apartment
- Excellent closet space plus additional storage room

\$35,000 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$226.80 fee noted below.

GARAGE SPACE #58 INCLUDED

MONTHLY COOP FEE: \$3,580.26

Includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC

MONTHLY MORTGAGE PAYMENT: \$226.80

Underlying mortgage approx. balance: \$35,000

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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 mid-century modern 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 heated outdoor 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, doorman service,

and private underground parking. The Watergate Hotel offers a full spa and fitness center, fine dining, and luxurious guest accommodations. At the hotel's rooftop bar, experience spectacular 360-degree views of the Potomac River & the entire DC skyline.

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™**

A building that needs no introduction



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#1 IN SALES, WASHINGTON, DC

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Over 50 Years of Real Estate Experience

WATERGATE EAST AMENITIES INCLUDE
sparkling newly renovated lobby, 24-hour front desk & doorman service, outdoor heated pool, fitness center, roof terrace, plus on-site shops & restaurants.

