

# 509-N WATERGATE EAST

OFFERED AT: \$349,000



## *Beautifully Renovated Studio With The Floor Plan Functionality Of A One-Bedroom!*

- Spacious studio residence, 610 square feet
- Nineteen-foot tiled balcony showcases the scenic cityscape with a view of the Washington Monument!
- Large windows bring in lots of light.
- Oak parquet flooring and crown molding throughout
- Foyer has entry closet with built-in shelving and ample storage space.
- Beautiful entertainment center with inset for television separates the bedroom and living space.
- Designed by Jennifer Gilmer Kitchen & Bath, the renovated kitchen features black stone countertops, moveable island with extra storage and bar seating, tiled backsplash, designer track lighting, Blum self-closing cabinetry with custom drawer pulls, Kräus stainless steel undermount sink, top-of-the-line LG stainless steel double oven gas range and microwave, and Samsung stainless steel refrigerator and dishwasher.
- Huge walk-in closet/laundry room with added shelves for storage, stacked GE washer and dryer
- Modern tiled bath with pedestal sink, custom lighting, subway tile surround with stone accent and shampoo inset, plus built-in shelving



*Over 50 Years of Real Estate Experience*

**Call Gigi Winston – Broker, GRI®**  
*Awards for #1 in Sales*

**(202) 333-4167**  
winstonre.com



# THE WATERGATE AMENITIES ARE BOUNDLESS

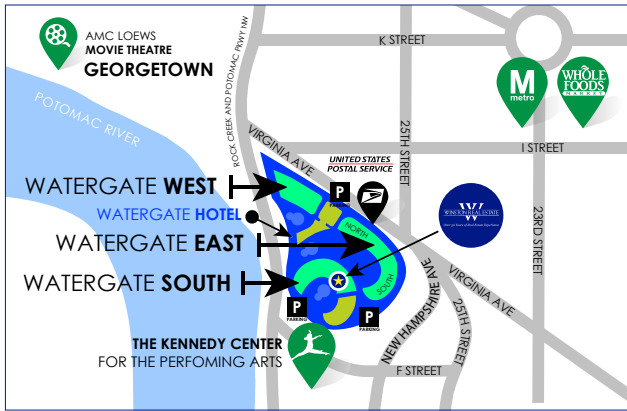
The Watergate is a historic residence, office, and hotel complex situated on ten acres of prime waterfront real estate in Washington, DC. Watergate is comprised of three luxury buildings with penthouse, one-level, duplex, and townhouse-style residences. Enjoy private balconies, terraces, and sweeping 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 reopened 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**



**Call Gigi Winston – Broker, GRI®**  
Awards for #1 in Sales  
**(202) 333-4167**  
winstonre.com

**MONTHLY COOP FEE: \$623.00**  
(Includes property taxes, all utilities, basic cable, internet, and maintenance of HVAC)

**MONTHLY RENOVATION LOAN FEE: \$118.32**  
(Scheduled to be repaid by October 2017)

