

705-N WATERGATE EAST



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W

Over 50 Years of Real Estate Experience

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RENOVATED FOUR-BEDROOM CORNER RESIDENCE WITH DIRECT RIVER VIEWS!

- Beautiful renovation! Four bedrooms & den with four full baths
- Bright, contemporary corner residence with 2,850 SF open floor plan on two levels—perfect for living & entertaining
- 110-foot wrap-around balcony with built-in planters & Brazilian hardwood deck seating area overlooking the Potomac River
- New windows & sliding glass doors
- 24-inch Italian porcelain tile floors throughout

SQUARE FEET THAT AREN'T SQUARE

- Newly updated chef's kitchen is filled with natural light and features large breakfast bar; ceiling-height maple wood cabinets, stainless steel appliances including GE Monogram refrigerator, six-burner gas range & range hood with exterior ventilation, and Bosch dishwasher.
- Master bedroom has two sides of natural light plus direct river view.
- Master bath features deep, round soaking tub set in river-rock granite with ceiling-mounted rain shower; onyx floating sinks on a custom river-rock vanity; and floor-to-ceiling Italian porcelain tile.
- Two more bedrooms upstairs, each with great walk-in closets & ensuite baths
- Fourth bedroom downstairs with ensuite bath & built-ins
- Sonos sound system
- Excellent closet space throughout, plus additional storage room
- Washer/dryer on upper level

TWO GARAGE PARKING SPACES INCLUDED

MONTHLY COOP FEE: \$4,223.38

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

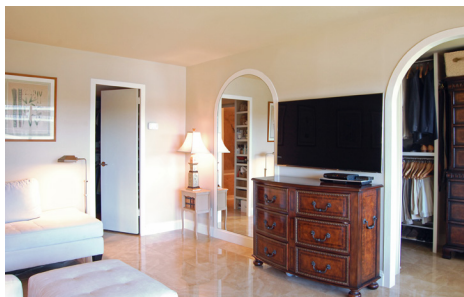
WATERGATE EAST AMENITIES INCLUDE sparkling newly renovated lobby, 24/7 front desk & doorman service, outdoor heated pool, fitness center, roof terrace, plus on-site shops & restaurants.

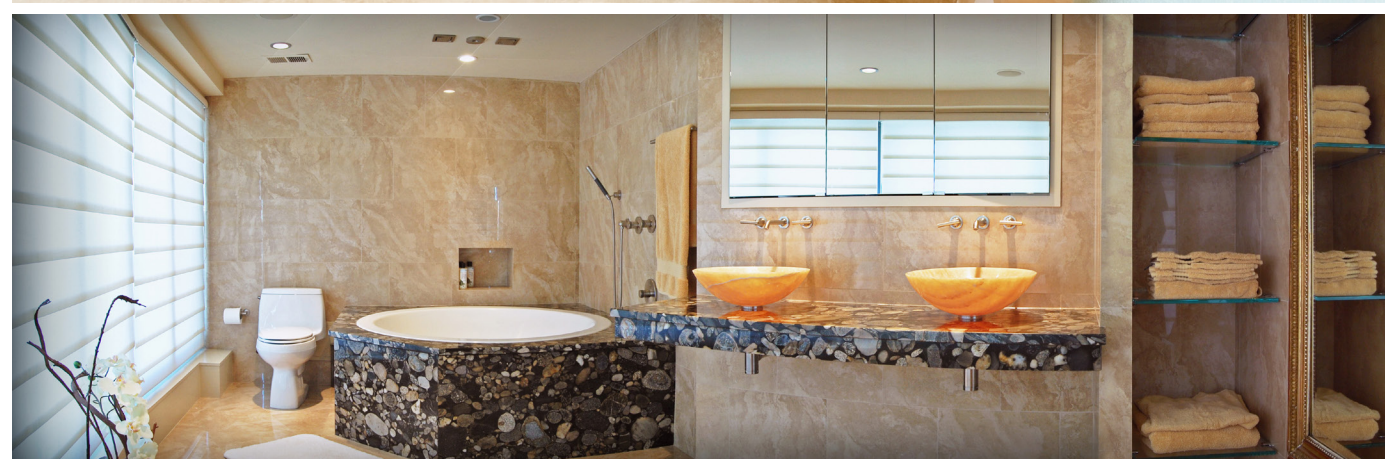


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THE WATERGATE RESIDENCES—MAKE NEW HISTORY!

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 salt-water 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.

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™**



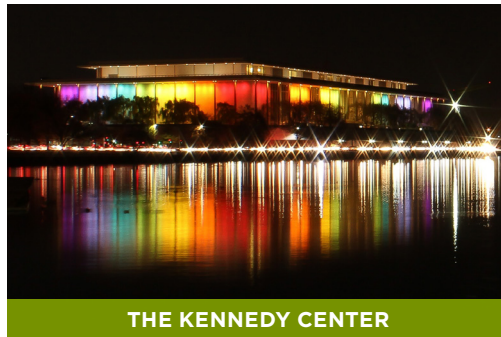
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GEORGETOWN WATERFRONT



THE KENNEDY CENTER



THE KENNEDY CENTER



FOGGY BOTTOM METRO STATION



NEARBY RESTAURANTS & SHOPS



THE WATERGATE HOTEL



VIEWS FROM THE WATERGATE HOTEL ROOFTOP