

605-N WATERGATE EAST

OFFERED AT \$399,500 INCLUDING PARKING



SPACIOUS ONE-BEDROOM WITH TREE-LINED CITYSCAPE VIEW

- Light-filled one bedroom, one bath residence
- 930 square foot interior
- Wide balcony with no overhang above, extra bright interior
- Huge picture windows & sliding glass doors
- Entry onto the balcony from living room & bedroom
- Large bath with wide vanity
- Excellent closet space plus additional storage room

\$11,800 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$76.02 fee noted below.

GARAGE SPACE #136 INCLUDED

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.

MONTHLY COOP FEE: \$1,200.04

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

MONTHLY MORTGAGE PAYMENT: \$76.02

Underlying mortgage approx. balance: \$11,800



Over 50 Years of Real Estate Experience

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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.

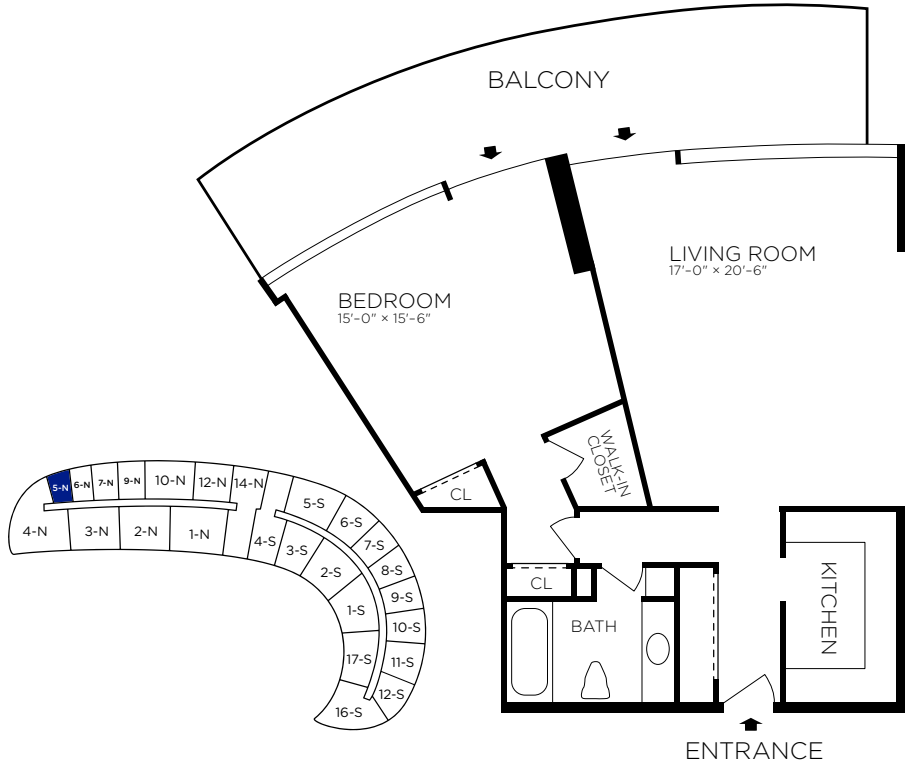
**COME FOR THE VIEW,
STAY FOR THE CONVENIENCE™**



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GEORGETOWN WATERFRONT



THE KENNEDY CENTER



NEARBY RESTAURANTS & SHOPS