

407-S WATERGATE EAST

OFFERED AT \$765,000 INCLUDING PARKING



SPACIOUS TWO-BEDROOM WITH TREE-LINED CITYSCAPE VIEW

- Light-filled, updated two-bedroom, two-bath with 1,495 SF interior
- Spacious, wide living room & dining area with hardwood floors and entry onto the balcony
- Huge picture windows & sliding glass doors
- Open kitchen with glass-front cabinets, gas cooking, and breakfast bar
- Large master bedroom with ensuite bath and huge walk-in closet
- Second bedroom with French doors offering floor plan flexibility
- Guest bath with walk-in shower and large granite-topped vanity
- Washer/dryer
- Ample closet space throughout plus additional storage space

GARAGE SPACE #156 INCLUDED

MONTHLY COOP FEE: \$1,637.65

Low coop fee 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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#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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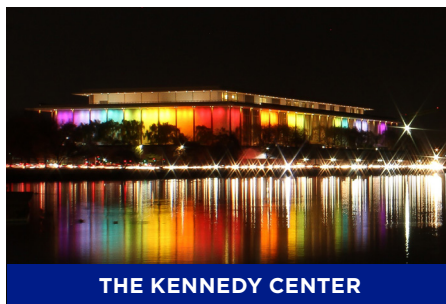
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GEORGETOWN WATERFRONT



THE KENNEDY CENTER



FOGGY BOTTOM METRO STATION



NEARBY RESTAURANTS & SHOPS