

OFFERED AT \$1,250,000 INCLUDING PARKING

903-N WATERGATE EAST



NEWLY RENOVATED WITH A DIRECT POTOMAC RIVER VIEW!

- Superb renovation! 2 BR, 2 BA with direct Potomac River views from every room. 1,470 SF. Kahrs chevron oak floors throughout
- Wide, tiled balcony with sliding glass doors and picture windows along the perimeter. Remote controlled shades throughout.
- Entertainment wall, office built-ins, and closet systems by Zampieri
- Spacious open living room and separate dining area
- State-of-the-art kitchen with Zampieri cabinets & huge full-height pantry, Miele appliances, Thermador refrigerator, Perlick beverage refrigerator, and Sharp Microwave Drawer
- Exquisite baths with custom glass tile surrounds, LED auto-touch lighted mirrors, and Duravit & hansgrohe fixtures
- Master bath with space for soaking tub (allowance given by owner) and separate walk-in shower
- Ample closets plus outstanding custom cabinets & shelving throughout. Additional storage room included.
- Miele washer/dryer. All appliances have extended warranty.

\$20,000 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$126.42 fee noted below.

GARAGE PARKING SPACE INCLUDED

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.

MONTHLY COOP FEE: \$1,995.66

Low coop fee includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC

MONTHLY MORTGAGE PAYMENT: \$126.42

Underlying mortgage approx. balance: \$20,000

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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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Over 50 Years of Real Estate Experience

