

# 708-N WATERGATE EAST



## Modern & Bright Duplex-Style Residence

- Bright 1,525 square foot interior
- Two bedrooms and den, two baths plus powder room
- Den could become a third bedroom by adding a closet
- Wide 29-ft long balcony with built-in planters
- Light-filled panoramic cityscape view
- Spacious living room and dining area
- Windows across entire interior
- Luxurious bathrooms
- Primary bedroom with spa soaking tub
- Combination washer/dryer
- Excellent closet space throughout, plus additional storage room

*Underlying mortgage balances are deducted from cash due at settlement, and correspond to the fees noted below.*

### ONE GARAGE SPACE INCLUDED

#### The Watergate—Full Service, All-Inclusive Fee

#### **MONTHLY COOP FEE: \$2,051.78**

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

#### **FIRST UNDERLYING MORTGAGE PAYMENT: \$115.50**

First underlying mortgage approx. balance: \$9,000

Balloon payment due 2030: \$1,470.32

#### **SECOND UNDERLYING MORTGAGE PAYMENT: \$118.25 (est.)**

Second underlying mortgage approx. balance: \$22,000

Balloon payment due 2032: \$15,994



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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 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 amenities. Enjoy a swim in the heated outdoor pool, and be pampered at the Watergate Salon. Treat yourself to the Watergate Pastry Shop or café. Conveniences include on-site Post Office, wine store, and dry cleaner. Take advantage of 24/7 concierge service, 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™**



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*A building that needs no introduction*

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*Over 50 Years of Real Estate Experience*

