

1407-S PENTHOUSE

WATERGATE EAST



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Over 50 Years of Real Estate Experience

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(202) 333-4167
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SPECTACULAR WATERGATE PENTHOUSE WITH PRIVATE ROOF DECK AND UNOBSTRUCTED VIEWS!

**The Beautiful 3,030 Sq Ft Interior
And Perfect 3 Bedroom Floorplan
Combine With Breathtaking Vistas
And A Private Roof Deck.**

- Spectacular monument, Lincoln Memorial and Kennedy Center vistas span the river giving you a one of a kind dramatic Washington DC view! Large windows across entire light filled interior.
- This masterpiece is highlighted by beautiful walnut flooring, an expansive living room with gas fireplace, bar with wine and beverage refrigerator, TV area and custom built-ins. The dining area can accommodate serious entertaining.
- Gourmet open chef's kitchen with fine cabinetry, top appliances, island with storage and microwave drawer, coffee bar, convenient pantry and catering entrance.
- Perfectly placed powder room, exquisite baths including primary bath with double sinks and luxurious shower.
- Three generous bedrooms with the ability to open the primary bedroom into the adjacent bedroom to create your own private suite.
- Newly paved private roof deck with grill hook up, breathtaking panorama, and plenty of room for outdoor entertaining.
- Inviting double story entry provides a warm welcome with abundant light.

3 UNDERGROUND GARAGE SPACES INCLUDED!



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. 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™**

A building that needs no introduction



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#1 IN SALES, WASHINGTON, DC



Over 50 Years of Real Estate Experience

WATERGATE EAST AMENITIES INCLUDE
sparkling modern lobby, 24/7 front desk & doorman service, outdoor heated pool, fitness center, roof terrace, plus on-site shops, restaurants, and the famous Watergate Hotel.

The Watergate—Full Service, All-Inclusive Fee
MONTHLY COOP FEE: \$6,858.94

Includes property taxes, all utilities, internet, cable, maintenance of HVAC, underground garage parking, and all building amenities.

UNDERLYING MORTGAGE PAYMENT: \$353.64

Underlying mortgage approx. balance: \$20,000
Balloon payment due 2030: \$4,501.84

