

# 710-N WATERGATE EAST

OFFERED AT \$749,000 INCLUDES PARKING



## Sunny & Spacious Two-Level Floor Plan

- Spacious and modern 1,635 square foot interior with popular duplex-style floor plan—2 bedrooms, 2.5 baths
- Wide 30-ft long balcony with decking and built-in planters—see the Washington Monument from your balcony!
- Bright interior with new windows across perimeter on both levels
- Light wood flooring on main level
- Inviting living room & dining area with thoughtful built-ins
- Cook's kitchen features gas cooktop & range hood, paneled Sub-Zero refrigerator, glass-front cabinet over large sink, and iconic tiled backsplash
- Stylish powder room
- Large primary suite has space for a home office/desk area
- Both bedrooms have en suite baths and large walk-in closets
- Custom lighting, Shade Store shades
- Excellent closet space throughout plus additional storage room

## ONE GARAGE SPACE INCLUDED

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

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

### MONTHLY COOP FEE: \$2,039.83

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

### FIRST UNDERLYING MORTGAGE PAYMENT: \$121.80

First underlying mortgage approx. balance: \$11,000  
Balloon payment due 2030: \$1,550.00

### SECOND UNDERLYING MORTGAGE PAYMENT: \$124.70

Second underlying mortgage approx. balance: \$23,000  
Balloon payment due 2032: \$16,866.40

*Second underlying mortgage not yet finalized. Subject to change.*

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**(202) 333-4167**

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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 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*

