

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: \$2,240.16

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

FIRST UNDERLYING MORTGAGE PAYMENT: \$115.50

First underlying mortgage approx. balance: \$7,100

Balloon payment due 2030: \$1,470.32

SECOND UNDERLYING MORTGAGE PAYMENT: \$112.12

Second underlying mortgage approx. balance: \$10,600

Balloon payment due 2034: \$17,259.88

WATERGATE AMENITIES INCLUDE sparkling newly renovated lobby, 24-hour front desk & doorman service, outdoor heated pool, fitness center, roof terrace & garden, plus on-site shops & restaurants.

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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