

309-N WATERGATE EAST

OFFERED AT \$330,000



Updated Spacious Studio with Open Foggy Bottom View

- Extra large updated 640 square foot studio residence
- Parking is available for sale for \$50,000
- Open Foggy Bottom & city view
- New double pane picture windows across entire apartment
- Kitchen features stainless steel appliances and granite counters
- Bath with stone counter and large vanity
- Huge walk-in closet with washer/dryer hook-up
- Murphy bed
- Ample closet space throughout, plus additional storage room

\$6,500 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$47.04 fee noted below.

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$787.79

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

MONTHLY MORTGAGE PAYMENT: \$47.04

Underlying mortgage approx. balance: \$6,500



Over 50 Years of Real Estate Experience

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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™**



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#1 IN SALES, WASHINGTON, DC

A building that needs no introduction

WINSTON REAL ESTATE
Over 50 Years of Real Estate Experience

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.



WATERGATE EAST LOBBY

