

917-S WATERGATE EAST

OFFERED AT \$850,000 INCLUDING PARKING



Stunning Renovation with Potomac River View

- Bright, renovated 1,195 SF residence with scenic view of the Potomac River, Key Bridge, and sunsets
- Large one bedroom and den, one bath
- New double-pane picture windows and river view across the entire perimeter
- Shade Store shades throughout
- Wide plank European engineered hardwood floors
- Architecturally designed cove and recessed lighting
- Glass doors lead to den
- Gourmet open kitchen with quartz waterfall countertop & breakfast bar, gorgeous tiled backsplash, and new Bosch appliances
- Luxurious bath with white ocean marble floors & surround, quartz countertop, and double sink vanity
- Custom designed closets
- Miele washer/dryer with custom storage/shelving
- Ample closet space throughout plus additional storage room

GARAGE SPACE #163 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: \$1,582.62

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

FIRST UNDERLYING MORTGAGE PAYMENT: \$94.50

First underlying mortgage approx. balance: \$9,000
Balloon payment due 2030: \$1,202

SECOND UNDERLYING MORTGAGE PAYMENT: \$96.75

Second underlying mortgage approx. balance: \$18,000
Balloon payment due 2032: \$13,086

Subject to change.



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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



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.

