

# 306-S WATERGATE EAST

OFFERED AT \$589,000 INCLUDING PARKING



## SPACIOUS ONE-BEDROOM WITH CITYSCAPE VIEW

- Large, updated one bedroom, one bath plus powder room
- 1,115 square foot interior
- Huge picture windows throughout
- Smart floor plan with wide living room & dining area
- Updated kitchen features wood cabinetry with glass-front cabinets above the sink, stone countertops, and tiled backsplash. Kitchen has two entries plus service entrance
- Stainless steel appliances including refrigerator and gas range
- Master bath with stone countertop, wide wood vanity, and shower/tub with tile surround
- Powder room with designer tile and vessel sink
- Ample closet space throughout, plus additional storage room

## GARAGE SPACE #180 INCLUDED

**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.

## MONTHLY COOP FEE: \$1,277.00

**Low coop fee** includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC



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*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™**



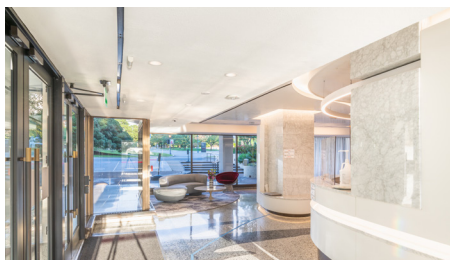
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*A building that needs no introduction*

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**WATERGATE EAST LOBBY (SOUTH)**



**GEORGETOWN WATERFRONT**



**THE KENNEDY CENTER**



**FOGGY BOTTOM METRO STATION**