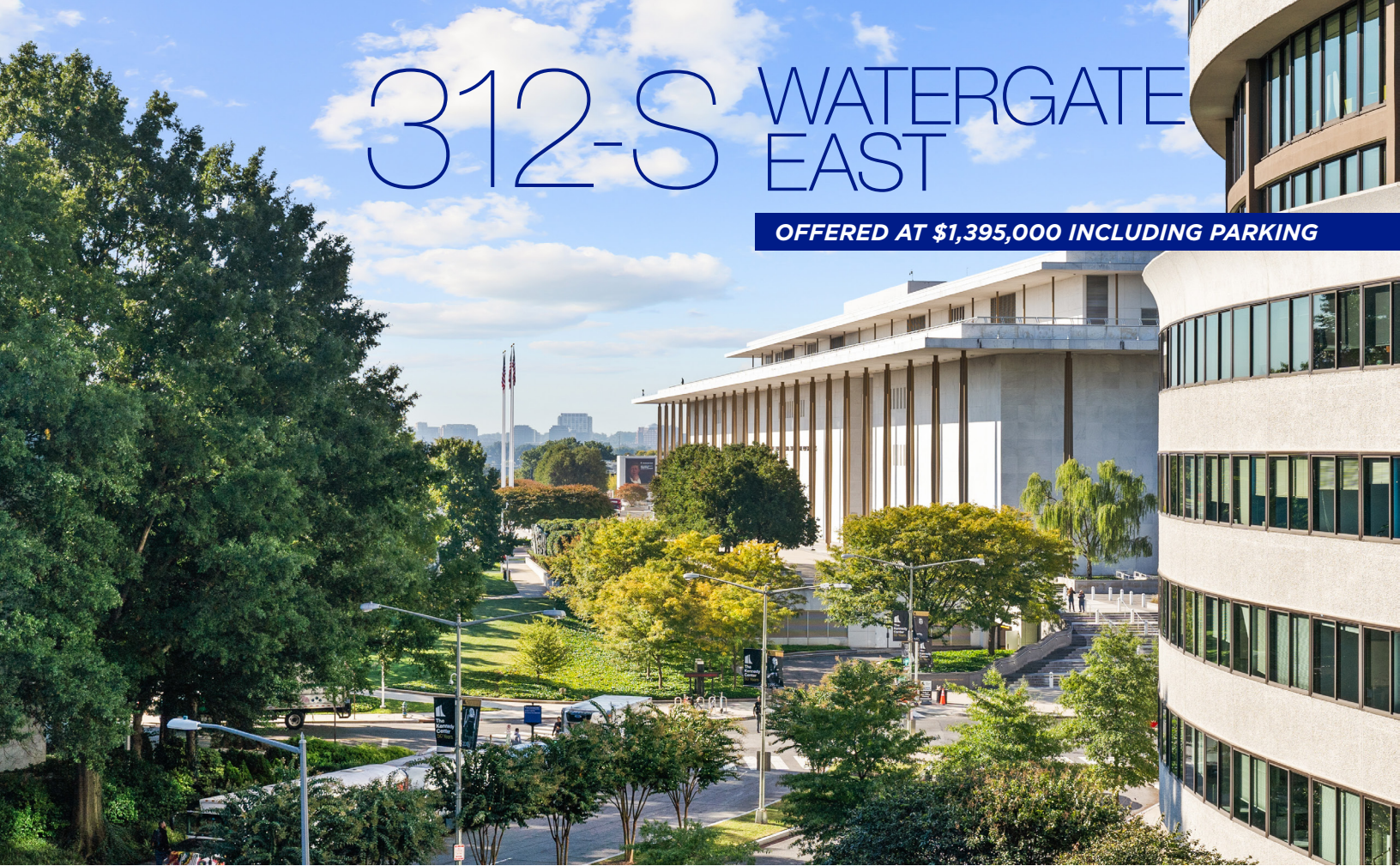


312-S WATERGATE EAST

OFFERED AT \$1,395,000 INCLUDING PARKING



Popular Floor Plan, Magnolia Tree Setting & Dramatic Kennedy Center View

- Spacious 2 bedroom plus den, 2 bath residence
- 2,065 square foot interior
- Popular floor plan with open chef's kitchen, spacious living room & dining area
- Sliding glass doors and huge picture windows across entire perimeter with a dramatic Kennedy Center view and picturesque magnolia tree setting
- Over 57-ft long balcony including a "breakfast balcony"
- Washer/dryer
- Updated baths
- Ample storage with large walk in closets and additional storage room

ONE GARAGE SPACE INCLUDED

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$2,521.04

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

UNDERLYING MORTGAGE PAYMENT: \$146.16

Underlying mortgage approx. balance: \$13,000
Balloon payment due 2030: \$1,860.62



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.

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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 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™**

A building that needs no introduction



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