

# 1104-N WATERGATE EAST



## **Fantastic Renovation - 3 Bedroom Corner Residence with Great River and Sunset Views!**

- 2265 sq ft. Curved architectural features and a superb renovation.
- Corner interior surrounded by double-pane windows with programmable shades and direct river views throughout.
- Dramatic curved entry, exquisite wallcoverings and architectural designs throughout.
- Gourmet kitchen with designer backsplash, quartz counters, bar seating area with built in microwave.
- Living room with custom hanging glass display shelves, custom walnut bookcase and built in cabinetry for closed storage and television display.
- Large dining area with picture windows. Below counter icemaker and quartz counter.
- Engineered select white oak flooring throughout except bathrooms, with cork underlayment for sound dampening.
- Spacious bedrooms including large primary bedrooms.
- Designer baths with pure white quartz counters, vanities and tilework. Taj Mahal quartzite wall in primary bath.
- Miele washer and heat pump dryer.

**1 GARAGE PARKING SPACE INCLUDED!**



### **The Watergate—Full Service, All-Inclusive Fee**

**MONTHLY COOP FEE: \$4,423.28**

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

**FIRST UNDERLYING MORTGAGE PAYMENT: \$228.06**

First underlying mortgage approx. balance: \$14,000  
Balloon payment due 2030: \$2,903.20

**SECOND UNDERLYING MORTGAGE PAYMENT: \$221.38**

Second underlying mortgage approx. balance: \$21,000  
Balloon payment due 2034: \$34,080.42

**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 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™**

*A building that needs no introduction*



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