

# 205-N WATERGATE EAST

OFFERED AT: \$415,000



## ***Bright One-Bedroom With Views Of Foggy Bottom And The Washington Monument!***

- One bedroom, one bath residence with 895 square foot interior
- 37 foot balcony along the entire perimeter, with new floor-to-ceiling windows throughout
- Spacious living room and dining area
- Cook's kitchen with plentiful cabinetry
- Access onto the balcony from both the living room and bedroom
- Large master bedroom with walk-in closet, separate linen closet, and built-in shelving/storage along one wall
- Combo washer/dryer. Ample closet space plus extra storage room.
- **Low coop fee!**



Over 50 Years of Real Estate Experience

**Call Gigi Winston – Broker, GRI®**  
#1 On-Site Watergate Specialists!

**(202) 333-4167**  
winstonre.com



# THE WATERGATE AMENITIES ARE BOUNDLESS

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 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 outdoor heated 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 service, doorman service, and private underground parking.

Newly restored, The Watergate Hotel is re-opening now with a full spa and fitness center, fine dining, and luxurious guest accommodations. Residents of Watergate East receive exclusive discounts on room rates and spa memberships.

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**



**Call Gigi Winston – Broker, GRI®**  
*Awards for #1 in Sales*  
**(202) 333-4167**  
**winstonre.com**



**MONTHLY COOP FEE: \$824.58**  
*(Includes property taxes, all utilities, basic cable, internet, and maintenance of HVAC)*

**MONTHLY RENOVATION LOAN FEE: \$105.30**  
*(Scheduled to be repaid by October 2017)*



**THE KENNEDY CENTER**



**THE WATERGATE HOTEL**



**FOGGY BOTTOM METRO STATION**



**NEARBY RESTAURANTS & SHOPS**

