

# 1017-S WATERGATE EAST

OFFERED AT \$629,000 INCLUDING PARKING



## ***Enjoy sunsets over the Potomac River and Key Bridge!***

- Spacious and light-filled one bedroom residence with exceptional river views from every room
- 1,194 square foot interior with private balcony
- Large entry foyer with tumbled marble tile floors
- Premium Mirage Canadian maple hardwood floors throughout
- Separate dining area perfect for entertaining
- Custom built-in media center with accent lighting
- Exquisitely updated kitchen features top-of-the-line Thermador stainless steel appliances, Silestone quartz counters, deep stainless steel undermount sink, fine wood cabinetry with built-in wine rack, glass-front cabinets with accent lighting, and travertine marble backsplash.
- Renovated bath features recessed lighting, custom tile surround, and handsome wood corner vanity topped with Silestone quartz.
- All new double-paned windows and sliding glass door
- Ample closet space with heavy-duty custom shelving, including two huge walk-in closets, plus additional storage room
- Combination washer/dryer in kitchen
- **Underground garage space #200—in prime location near the entrance**



*Over 50 Years of Real Estate Experience*

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**#1 ON-SITE WATERGATE SPECIALISTS!**

# 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 has re-opened 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**



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**TOP PRODUCER, #1 IN SALES WASHINGTON, DC**



**MONTHLY COOP FEE: \$1,623.60**  
(Includes property taxes, parking, all utilities, cable, maintenance of HVAC, and more)

**RENOVATION LOAN FEE: \$202.80**  
(Scheduled to be repaid by October 2017)

