

309-N WATERGATE EAST



Spacious Renovated Studio Residence

- Updated 640 sq. ft. studio with lots of light.
- New double pane picture windows across entire residence.
- Scenic vista of surrounding neighborhood and trees.
- Bright, modern kitchen with stone countertop, tiled backsplash, designer faucet and hardware, double sink, and stainless steel appliances.
- Custom recessed lighting and beautiful flooring throughout.
- Luxurious bath with stone counter and large vanity.
- Huge walk-in closet with custom shelving.
- Washer/dryer included.

PRIME WATERGATE LOCATION!



The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$773.87

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

FIRST UNDERLYING MORTGAGE PAYMENT: \$39.90

First underlying mortgage approx. balance: \$2,400

Balloon payment due 2030: \$507.93

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.

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(202) 333-4167
winstonre.com

#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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Over 50 Years of Real Estate Experience

