

1405-S WATERGATE EAST

OFFERED AT \$1,295,000 INCLUDING PARKING



Expansive Penthouse with Private Roof Terrace, Sweeping Cityscape & Monument Views

- Two-level 3,070 SF penthouse with 1,045 SF private roof terrace
- 3-bedroom floor plan has been converted to 2 bedrooms and den
- Huge picture windows across main level, herringbone wood floors
- Spacious living room with open family area and rare fireplace
- Separate formal dining room
- Chef's kitchen with glass double doors, beautiful glass-front cabinetry in table space area, two separate sinks, GE double wall oven, and Bosch gas cooktop
- Pass-through large opening to the dining room can be closed off
- Large marble foyer with graceful curved staircase leading to tiled loft with floor-to-ceiling windows and entry onto huge roof terrace
- Phenomenal private outdoor space where you can see the river and Lincoln Memorial while you dine al fresco—plus, enjoy a perfect fireworks view!
- Spacious master suite with built-ins, walk-in closet/dressing room
- Second bedroom can be accessed from living room or hallway
- Middle bedroom (den) is currently open to the master suite via French doors and features a hidden built-in office
- Luxuriously sized marble master bath includes soaking tub & separate walk-in shower, two individual vanities/sink areas
- Second bath and powder room with Italian marble countertops
- Tiled laundry closet with washer/dryer and built-in shelving
- Ample closet space throughout, plus additional storage room

GARAGE SPACES #27 & #69 INCLUDED

Underlying mortgage is deducted from cash due at settlement, and corresponds to the fee noted below.

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$5,985.82

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

UNDERLYING MORTGAGE PAYMENT: \$357.42

Underlying mortgage approx. balance: \$34,000

Balloon payment due 2030: \$4,549

Subject to change.

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™**



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A building that needs no introduction



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.



WATERGATE EAST LOBBY

