

1104-N WATERGATE EAST

OFFERED AT \$1,095,000



Sought-After Corner Floor Plan with Direct Potomac River View!

- Spacious, bright three bedrooms & den, three baths plus powder room. Could be converted back to a four-bedroom
- 2,265 square foot interior
- Direct Potomac River & beautiful Roosevelt Island view
- Rare corner floor plan on high floor
- Large picture windows span across the entire perimeter, offering three sides of light.
- Circular marble entry foyer and gallery
- Bright, spacious living room with windows on two sides
- Large separate dining room
- Table-space kitchen with large picture windows
- Large master suite with huge walk-in closet.
- Third bedroom has ensuite bath and cityscape view, and is separated from the master suite for privacy.
- Washer/dryer in the apartment
- Excellent closet space throughout, plus additional storage room

\$34,000 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$220.92 fee noted below.



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.

MONTHLY COOP FEE: \$3,487.44

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

MONTHLY MORTGAGE PAYMENT: \$220.92

Underlying mortgage approx. balance: \$34,000

CALL GIGI WINSTON BROKER, GRI®
(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 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™**



CALL GIGI WINSTON BROKER, GRI®
(202) 333-4167
winstonre.com

#1 IN SALES, WASHINGTON, DC

A building that needs no introduction

W
WINSTON REAL ESTATE
W

Over 50 Years of Real Estate Experience

