

901-S WATERGATE EAST

OFFERED AT \$1,295,000 INCLUDING PARKING



**TAKE A 3D VIRTUAL TOUR AT:
WINSTONRE.COM/901-S**



DIRECT POTOMAC RIVER & KEY BRIDGE VIEW!

- Spacious two-bedroom, two-bath with spectacular Potomac River & Key Bridge views from every room—enjoy magnificent sunsets!
- 1,481 square foot interior
- Great floor plan with expansive open living room, library alcove, and large separate dining area
- Wide, 50-ft long tiled balcony & new, huge picture windows along the entire perimeter
- New double-pane windows & sliding glass doors
- Duette shades
- New hardwood floors throughout
- Chef's kitchen with white cabinetry including glass-front accent cabinets, stone countertops, mirrored backsplash, and deep stainless steel undermount sink
- Full-size Bosch washer/dryer
- Spacious master suite with huge walk-in closet/dressing room and access to the balcony
- Outstanding closet space, with custom closets throughout, plus additional storage room

TWO GARAGE SPACES!

One included, the other space is additional

\$18,500 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$118.44 fee noted below

MONTHLY COOP FEE: \$1,925.76

Low coop fee includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC

MONTHLY MORTGAGE PAYMENT: \$118.44

Underlying mortgage approx. balance: \$17,500

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(202) 333-4167

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#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™**



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#1 IN SALES, WASHINGTON, DC

A building that needs no introduction

W
WINSTON REAL ESTATE

Over 50 Years of Real Estate Experience

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.

