

# 517-S WATERGATE EAST



## ***Spacious 2 Bedroom With Scenic Views!***

- Spacious 2 bedroom with long balcony and scenic river and garden view.
- Large dining area.
- Windows span perimeter.
- Large bedrooms.
- Ample closet space and generous floorplan.
- Washer/dryer included!

**ONE GARAGE SPACE INCLUDED**

### **The Watergate—Full Service, All-Inclusive Fee**

#### **MONTHLY COOP FEE: \$2,435.66**

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

#### **FIRST UNDERLYING MORTGAGE PAYMENT: \$125.58**

First underlying mortgage approx. balance: \$7,800  
Balloon payment due 2030: \$1,598.62

#### **SECOND UNDERLYING MORTGAGE PAYMENT: \$121.99**

Second underlying mortgage approx. balance: \$11,500  
Balloon payment due 2034: \$18,766.20



**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.

**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 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™**



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*A building that needs no introduction*

**W**  
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**W**

*Over 50 Years of Real Estate Experience*

