

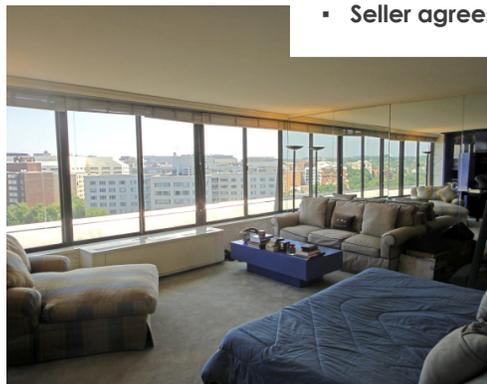
1403-S

WATERGATE EAST

Offered at: \$2,000,000 Including Parking



- Fantastic Potomac river view, DC cityscape and sunset views
- 4,335 square feet of living space; newly repainted interior
- Four bedrooms, 4 full baths plus powder room; total of 7 rooms
- A majestic circular staircase leads from grand entry foyer to the glass atrium and roof terrace
- Glass-enclosed atrium centered on a 2,275 sf terrace that has been completely repaved and presents a superb view of the Potomac River and a magnificent panorama of Washington D.C. - perfect for outdoor events
- Ideal for formal entertaining with striking interior details perfect for enhancing a private art collection
- The living room features arched windows overlooking the river, parquet floors, a working fireplace with marble mantle, wet bar with refrigerator and icemaker.
- The dining room easily accommodates seating for 12
- The kitchen is adjacent to the dining room and perfect for catering or gourmet cooking, with large center island, two refrigerators, double oven, a washer and dryer, dishwasher, electric range and stove
- A grand master bedroom with a large master bath and two dressing areas
- Two adjacent family bedrooms each have a wall of windows
- The library, or fourth bedroom, also offers wall-to-wall windows
- Ample closet space throughout
- Additional storage space is included
- **Parking spaces 23 & 25 included**
- **Seller agrees to pay off renovation loan and mortgage balances**



Over 50 Years of Real Estate Experience

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(202) 333-4167 | winstonrealestate@winstonre.com



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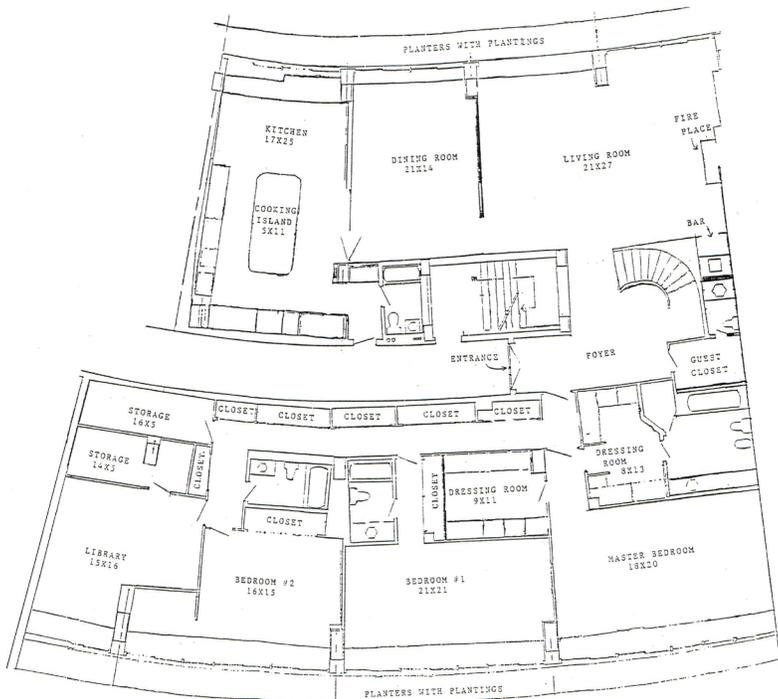
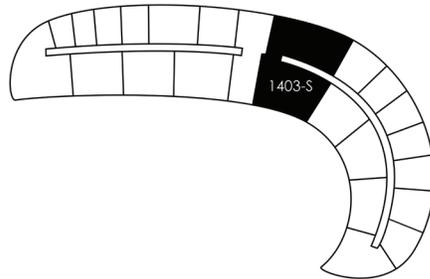
WATERGATE EAST

THE AMENITIES ARE BOUNDLESS

The Watergate boasts a number of conveniences and amenities. Here you can enjoy a swim in one of 3 outdoor heated pools surrounded by lush gardens and fountains, dine at one of several on-site restaurants, treat yourself to a dessert from the famous Watergate Pastry Shop and be pampered at the Watergate Salon. Residents are also offered 24-hour concierge service, an on-site CVS/Pharmacy, Post Office and Public Library, while a concert or theatre performance at the world-renowned Kennedy Center is just a few steps away. In addition, the luxurious 343-suite Watergate Hotel (opening Summer, 2015) will feature a first-class spa, a 350-person rooftop bar and lounge, an upscale French-American restaurant and over 17,000 sq.ft of meeting space including a 7,000 sq.ft ballroom.

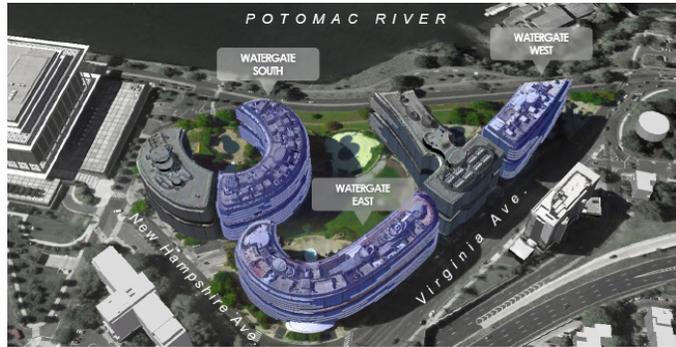
The Watergate is conveniently located within just a few blocks of the Metro stop, Foggy Bottom farmer's market and several grocery stores including Whole Foods Market and Trader Joe's. This complex also brings you closer to the beautiful, newly redeveloped Washington Harbour, where you can enjoy a fine meal or share a few drinks at the Sequoia or one of other riverfront restaurants, catch a movie, take a boat ride down the Potomac or just sit back by the fountains, which are converted into a public ice rink in the winter.

Living in a Watergate residence can put all of these conveniences right at your doorstep!



FLOOR PLAN IS APPROXIMATE

The Watergate is a historic cooperative residence, office and hotel complex situated on 10 acres of prime waterfront real estate in Washington, DC. Watergate South, East and West residential buildings together account for 640 luxury apartments, some of which feature penthouse and townhouse-style floor plans, private balconies, terraces and sweeping panoramic views of the Potomac River and DC monuments.



Watergate's unique landscape design features 7 gardens, tri-level park, fountains, promenades, and open-air shopping area. Along with the building's graceful architectural elements, they incorporate Architect Luigi Moretti's innovative idea of bringing the country to the city. This creates a natural flow from the building's singular style to the expansive banks of the Potomac, and makes all of Watergate's amenities easily accessible via carefully planned walkways, both above and below ground.

FINANCIAL INFORMATION

MONTHLY ASSOCIATION FEE \$7,570⁸⁷
 * UNLIKE CONDO OR HOA FEE, THIS MONTHLY COOP FEE INCLUDES PROPERTY TAXES, ALL UTILITIES, PARKING, HVAC MAINTENANCE, COMCAST BASIC CABLE TV PACKAGE AND 25 Mbps HIGH SPEED INTERNET

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