

708-N WATERGATE EAST

OFFERED AT \$799,000 INCLUDES PARKING



Fantastic Contemporary Duplex-Style Residence

- Bright 1,525 square foot interior
- Two bedrooms and den, two baths plus powder room
- Den could be turned into a third bedroom by adding a closet
- Wide 29-ft long balcony with built-in planters
- Light-filled panoramic cityscape view
- Spacious living room and dining area
- Windows across entire apartment
- Large bedrooms
- Primary bedroom with fantastic soaking tub
- Combination washer/dryer
- Excellent closet space throughout, plus additional storage room

Underlying mortgage balances are deducted from cash due at settlement, and correspond to the fees noted below.

ONE GARAGE SPACE INCLUDED

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$1,934.31

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

FIRST UNDERLYING MORTGAGE PAYMENT: \$115.50

First underlying mortgage approx. balance: \$11,000

Balloon payment due 2030: \$1,470.32

SECOND UNDERLYING MORTGAGE PAYMENT: \$118.25

Second underlying mortgage approx. balance: \$22,000

Balloon payment due 2032: \$16,000

Second underlying mortgage not yet finalized. Subject to change.



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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 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™**

A building that needs no introduction



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Over 50 Years of Real Estate Experience

