

1005-S WATERGATE EAST



BRIGHT, RENOVATED ONE BEDROOM AND DEN

This prestigious Watergate property has been ideally transformed from a large one bedroom to a spacious one bedroom and den/office floorplan. Featuring two full baths and a rare washer/dryer.



- Stunning open-concept floor design, spacious living room, kitchen, and dining area that provides great cityscape views of the Washington Monument and National Cathedral.
- This unique custom-designed home has a modern living space, with custom countertops, showers, and top line molding.
- Other features of this unit include top of the line appliances, gourmet range, and rare, in-unit washer and dryer.
- Each of the fully renovated bathrooms has new Waterworks sinks, new fixtures, and new Boann rainfall/waterfall shower panels.
- Custom kitchen cabinetry and largest storage space are included in a beautiful redesigned modern kitchen.
- The master bedroom suite also includes a large walk-in closet.
- All rooms have newly installed windows for energy efficiency and noise reduction.
- Custom hardwood French doors provide an elegant entrance to each room and closet in the home.

SELLER WILL PAY ONE YEAR OF RENTAL PARKING!



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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 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™**

A building that needs no introduction



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#1 IN SALES, WASHINGTON, DC



The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$1,612.90

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

FIRST UNDERLYING MORTGAGE PAYMENT: \$83.16

First underlying mortgage approx. balance: \$5,100
Balloon payment due 2030: \$1,058.63

SECOND UNDERLYING MORTGAGE PAYMENT: \$80.72

Second underlying mortgage approx. balance: \$7,600
Balloon payment due 2034: \$12,427.11

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.

