

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!



Over 50 Years of Real Estate Experience

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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

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WINSTON REAL ESTATE
Over 50 Years of Real Estate Experience

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.

