

# 302-N WATERGATE EAST



## ***Inviting Floor Plan with River and Garden Views***

- 1,480 square foot interior
- 2 bedroom, 2 bath
- The interior features large rooms with a separate dining area
- Spacious bedrooms
- Large kitchen with white cabinetry and service entrance
- Primary bath with wood cabinetry, stone counter, and soaking tub
- Second bath with walk-in shower
- New, double-pane picture windows span entire apartment
- Ample closet space, including huge walk-in closet in primary bedroom, plus additional storage room
- Washer/dryer in the apartment

**ONE GARAGE PARKING SPACE INCLUDED PLUS ONE EXTRA PARTIAL SPACE**



*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™**



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**#1 IN SALES, WASHINGTON, DC**

*A building that needs no introduction*



**The Watergate—Full Service, All-Inclusive Fee  
MONTHLY COOP FEE: \$2,224.02**  
Includes property taxes, parking, utilities, Internet, cable, and maintenance of HVAC  
**UNDERLYING MORTGAGE PAYMENT: \$128.94**  
Underlying mortgage approx. balance: \$10,800  
Balloon payment due at end of loan: \$1,641.41

**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.



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*Over 50 Years of Real Estate Experience*