

# 512-S WATERGATE EAST

**OFFERED AT \$1,150,000 INCLUDES PARKING**



## ***Two-Bedroom & Den with Magnolia Tree Setting, Dramatic Kennedy Center View***

- Spacious 2,020 square foot interior—great floor plan!
- Two bedrooms plus den/home office, 2.5 baths
- Expansive 72-ft long balcony
- Bright with huge picture windows across facing magnolia trees and a dramatic view of the Kennedy Center.
- Large dining area and living room
- Functional kitchen layout
- Very spacious bedrooms
- Primary bedroom features a large den/home office
- Washer/dryer with large area for folding
- Excellent closet space throughout plus additional storage room

### **GARAGE SPACE #206 INCLUDED**

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

### **The Watergate—Full Service, All-Inclusive Fee**

#### **MONTHLY COOP FEE: \$2,760.10**

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

#### **FIRST UNDERLYING MORTGAGE PAYMENT: \$160.02**

First underlying mortgage approx. balance: \$14,400  
Balloon payment due 2030: \$2,037

#### **SECOND UNDERLYING MORTGAGE PAYMENT: \$163.83**

Second underlying mortgage approx. balance: \$30,800  
Balloon payment due 2032: \$22,158.96

*Second underlying mortgage not yet finalized. Subject to change.*

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**(202) 333-4167**

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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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*Over 50 Years of Real Estate Experience*

