

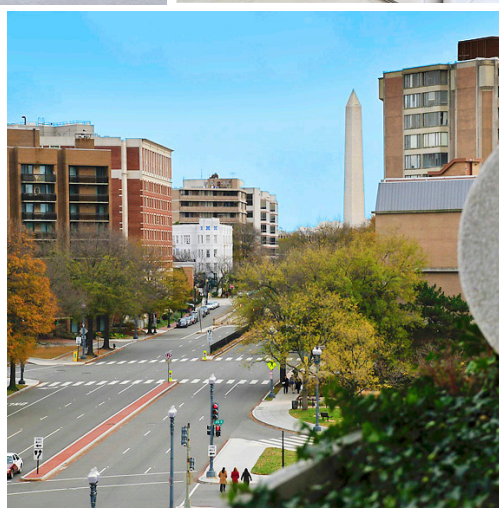
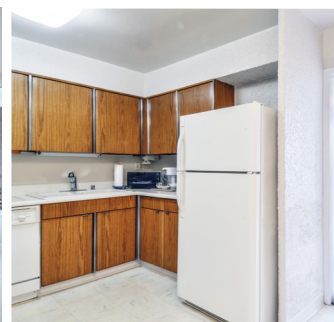
711-N

WATERGATE EAST

Offered at: \$625,000 Including Parking



- Two bedrooms, two baths plus powder room
- Expansive cityscape view
- Long 34 feet of balcony with planters
- Popular two level duplex-style floorplan
- Freshly painted and new carpet
- 1,630 square foot interior
- Spacious living room and dining area
- Dining room can be used as a den/family room
- Large master bedroom suite and second bedroom
- Spacious and functional kitchen
- Ample closet space and under-stair storage
- Includes 1 underground parking space #78



Over 50 Years of Real Estate Experience

Call Gigi Winston - Broker/Realtor®
(202) 333-4167 | winstonrealestate@winstonre.com

MONTHLY COOP FEE \$1,779.59

* UNLIKE CONDO OR HOA FEE, THIS MONTHLY COOP FEE INCLUDES PROPERTY TAXES, ALL UTILITIES, PARKING, HVAC MAINTENANCE, COMCAST BASIC CABLE TV PACKAGE AND 25 Mbps HIGH SPEED INTERNET

MONTHLY RENOVATION LOAN FEE \$337.56

* SCHEDULED TO BE REPAYED BY OCTOBER, 2017

MONTHLY UNDERLYING MORTGAGE FEE.....\$321.41

BASED ON APPROX \$7,713.76 UNDERLYING MORTGAGE BALANCE TO BE PAID OFF OCTOBER 2017

* FINANCIAL INFORMATION

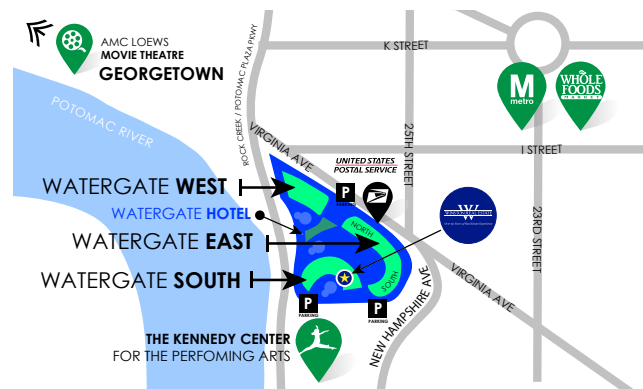
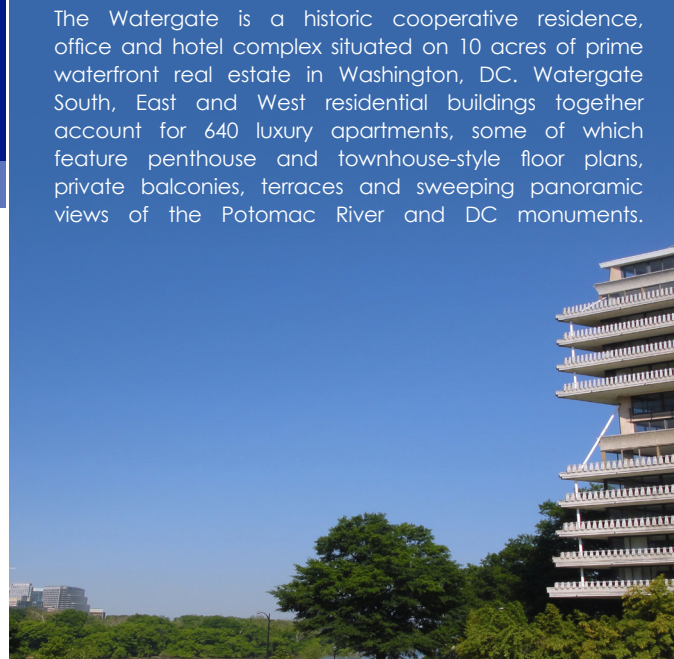
711-N WATERGATE EAST

THE AMENITIES ARE BOUNDLESS

The Watergate boasts a number of conveniences and amenities. Here you can enjoy a swim in one of 3 outdoor heated pools surrounded by lush gardens and fountains, dine at one of several on-site restaurants, treat yourself to a dessert from the famous Watergate Pastry Shop and be pampered at the Watergate Salon. Residents are also offered 24-hour concierge service, an on-site CVS/Pharmacy, Post Office and Public Library, while a concert or theatre performance at the world-renowned Kennedy Center is just a few steps away. In addition, the luxurious 343-suite Watergate Hotel (opening Summer, 2015) will feature a first-class spa, a 350-person rooftop bar and lounge, an upscale French-American restaurant and over 17,000 sq.ft of meeting space including a 7,000 sq.ft ballroom.

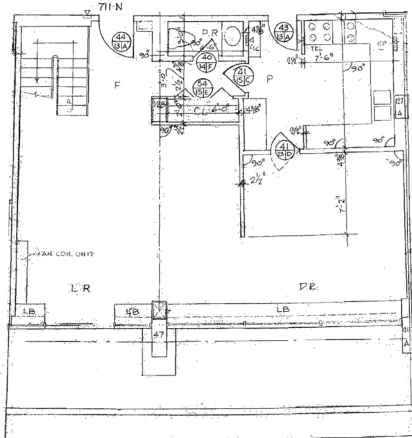
The Watergate is conveniently located within just a few blocks of the Metro stop, Foggy Bottom farmer's market and several grocery stores including Whole Foods Market and Trader Joe's. This complex also brings you closer to the beautiful, newly redeveloped Washington Harbour, where you can enjoy a fine meal or share a few drinks at the Sequoia or one of other riverfront restaurants, catch a movie, take a boat ride down the Potomac or just sit back by the fountains, which are converted into a public ice rink in the winter.

Watergate's unique landscape design features 7 gardens, tri-level park, fountains, promenades, and open-air shopping area. Along with the building's graceful architectural elements, they incorporate Architect Luigi Moretti's innovative idea of bringing the country to the city. This creates a natural flow from the building's singular style to the expansive banks of the Potomac, and makes all of Watergate's amenities easily accessible via carefully planned walkways, both above and below ground.

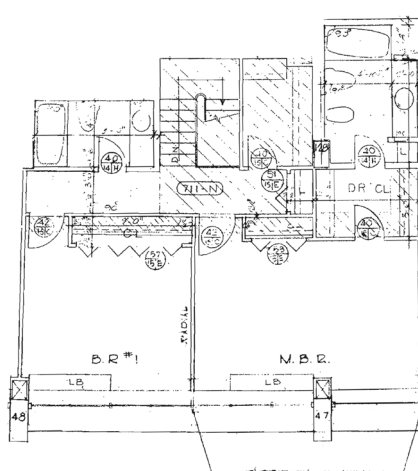


ORIGINAL FLOORPLANS

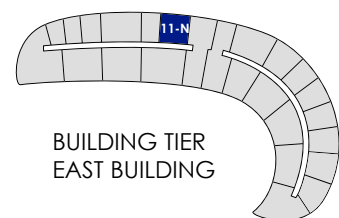
LOWER LEVEL



UPPER LEVEL



Living in a Watergate residence can put all of these conveniences right at your doorstep!



BUILDING TIER
EAST BUILDING

Call **Gigi Winston** - Broker, Realtor®
WINSTON REAL ESTATE

winstonrealestate@winstonre.com
(202) 333-4167