

# 101 WATERGATE WEST

**OFFERED AT \$1,500,000**



## **HAVE THE BEST OF BOTH WORLDS** **WATERGATE AMENITIES & PRIVATE PATIO/GARDEN**

*Enjoy the convenience and amenities of a full-service building  
with the spaciousness and patio/garden of a private home.*

- Rare "townhouse-style" Watergate residence facing the Potomac river with 3 bedrooms, 3.5 baths
  - Approximately 2,500 square foot interior plus backyard-sized private terrace
  - Newly installed floor-to-ceiling sliding glass opens to the patio/garden, complete with gas grill, built-in planters, and huge space for entertaining
  - From your private terrace, walk out to the riverfront garden, fountain, and heated pool—just steps away
  - The rare indoor/outdoor space offers an entertaining oasis, including an open concept family gourmet kitchen with convection oven, steam oven, and Miele automated barista station
  - Spacious living room and large entry foyer with desk space
  - New floor-to-ceiling windows throughout
  - Large bedrooms with en-suite baths
  - Washer/dryer
  - Easily accessible directly from the beautiful Watergate lobby, convenient access to garage, and second entrance via terrace
  - Two well-located parking spaces currently available for lease on a month-to-month basis from the 2600 Virginia Ave office building
  - Excellent closet space throughout, plus additional storage room
- Currently shown combined as #101/102. Wall/separation not yet installed*

**CALL GIGI WINSTON** BROKER, GRI®  
**(202) 333-4167**  
**winstonre.com**

**#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 conveniences and amenities. Enjoy a swim in the heated outdoor pool, and be pampered at the Watergate Salon. Treat yourself to the famous Watergate Pastry Shop. Stop by the on-site CVS Pharmacy or Post Office. Take advantage of 24-hour 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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**WINSTON REAL ESTATE**  
*Over 50 Years of Real Estate Experience*

**WATERGATE WEST AMENITIES INCLUDE** 24-hour front desk & doorman service, heated outdoor pool, fitness center, beautifully landscaped gardens, spectacular roof terrace, plus on-site shops & restaurants. Building recently renovated.

**The Watergate—Full Service, All-Inclusive Fee  
MONTHLY COOP FEE: \$2,887.34**

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

**MONTHLY MORTGAGE PAYMENT: \$710.93**

Underlying mortgage approx. balance: \$108,000  
(in addition to list price)

