

# 501 WATERGATE WEST



WINSTON REAL ESTATE

*Over 50 Years of Real Estate Experience*

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## NEW LEVEL OF LUXURY OVERLOOKING THE POTOMAC RIVER

- Renovated 2,589 square foot interior with fantastic river views from each main room!
- Three bedrooms (converted to two bedrooms with open den area), two full baths, two half baths
- Wide balcony and new floor-to-ceiling windows along the entire perimeter
- Panoramic unobstructed views of the Potomac River, Key Bridge, Georgetown waterfront—and sunsets!

### SOUGHT-AFTER FLOOR PLAN WITH BEST RIVER VIEW IN DC!

- Grand entry foyer
- Spacious living room with beautiful wood floors and dramatic corner layout
- Separate dining room with incredible view
- Chef's kitchen with Viking Professional range with pot filler, GE Monogram refrigerator, dual drawer-style dishwasher, wine refrigerator, and walk-in pantry
- Marble master bath features luxurious soaking tub, walk-through shower, additional private powder room/vanity, and two large closets.
- Washer/dryer
- Ample closet space throughout, plus additional storage room
- Watergate West amenities include 24-hour front desk & doorman service, newly renovated lobby, spectacular updated roof deck, heated outdoor pool, fitness room, and business center.

### **GARAGE SPACE INCLUDED— CAN POSSIBLY HOLD 2 CARS**

#### **MONTHLY COOP FEE: \$3,222.47**

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

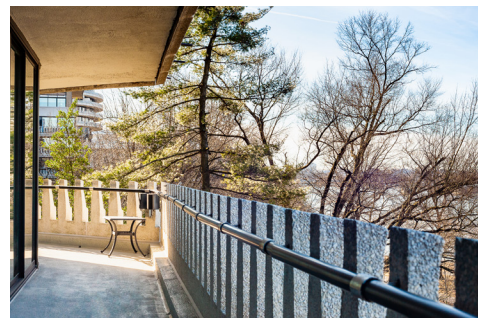
#### **MONTHLY MORTGAGE PAYMENT: \$733.46**

Underlying mortgage approx. balance: \$110,000  
(in addition to list price)



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## 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 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 salt-water 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.

Newly restored, The Watergate Hotel has re-opened with a full spa and fitness center, fine dining, and luxurious guest accommodations. Host your event at the Moretti Grand Ballroom, one of the hotel's elegant new meeting and event spaces.

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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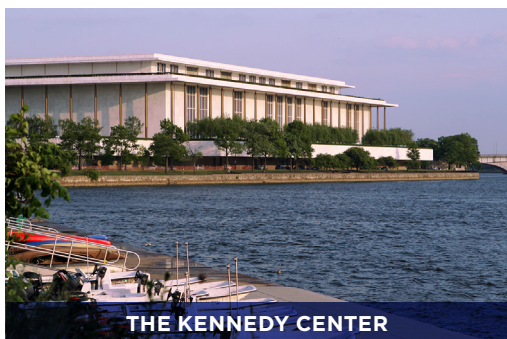
**GEORGETOWN WATERFRONT**



**FOGGY BOTTOM METRO STATION**



**WATERGATE WEST LOBBY**



**THE KENNEDY CENTER**



**NEARBY RESTAURANTS & SHOPS**



**WATERGATE WEST FITNESS ROOM**

