

# 109 WATERGATE WEST

OFFERED AT \$650,000



## ***"Townhouse-Style" Floor Plan With Your Own Private Outdoor Space***

- The amenities of a luxury building in a prime location with the outdoor space & easy access of a townhouse-style floor plan!
- Bright 1,735 square foot interior on two levels with huge private patio
- 2 bedrooms, 2.5 baths
- Terrific entertaining on private terrace with possible gas grill
- Floor-to-ceiling windows on both levels
- Full length glass door leads to your private outdoor space
- Freshly painted
- Iconic parquet flooring
- Spacious bedrooms and living spaces
- Large kitchen with stone counter, gas cooktop, and wall oven
- Italian marble entry foyer and baths
- Ample closet space throughout, plus additional storage room

***\$47,000 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$321.67 fee noted below.***

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

### **MONTHLY COOP FEE: \$1,662.56**

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

### **MONTHLY MORTGAGE PAYMENT: \$321.67**

Underlying mortgage approx. balance: \$47,000

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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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