

# 109 WATERGATE WEST



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

*Enjoy a backyard barbecue on your private terrace!*

- The amenities of a luxury building in a prime location WITH the outdoor space and easy access of a townhouse-style floor plan.
- This 1,735 sq ft Watergate 2 bedroom 2.5 baths residence is on 2 levels with a huge private patio.
- Terrific entertaining on private terrace garden with a gas grill.
- Floor-to-ceiling windows on both levels.
- Full-length glass doors lead to your private terrace space.
- Handsome new flooring, large bedrooms and living spaces.
- Updated chef's open kitchen with fine cabinetry.
- Ample closet space, plus additional storage room.
- Rare washer dryer included.

***\$40,000 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: \$1,978.39**

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

**MONTHLY MORTGAGE PAYMENT: \$321.67**

Underlying mortgage approx. balance: \$40,621.04

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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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