401 WATERGATE WEST

OFFERED AT $1,850,000 INCLUDING PARKING

Spacious Three-Bedroom & Den with Potomac River View

- Bright 2,740 square foot interior
- 3 bedrooms & den, 4.5 baths
- Wide balcony & new floor-to-ceiling windows along the perimeter
- Potomac River, sunset, and treetop view from every room!
- Spacious living room and separate dining room
- Guest bedroom/home office in separate wing from other bedrooms
- Oak parquet floors throughout
- Italian marble entry foyer and baths
- Large primary bedroom features huge walk-in closet and en-suite bath with walk-in shower and separate soaking tub
- Excellent closet space throughout, plus additional storage room

$139,000 underlying mortgage is deducted from cash due at settlement, and corresponds to the $915.80 fee noted below.

ONE GARAGE SPACE INCLUDED

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: $3,719.37
Includes property taxes, parking, utilities, Internet, cable, and maintenance of HVAC

MONTHLY MORTGAGE PAYMENT: $915.80
Underlying mortgage approx. balance: $139,000

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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 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 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™

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A building that needs no introduction

WINSTON REAL ESTATE
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