

306 WATERGATE WEST



Spacious Renovation with Rare Floor Plan & Potomac River View

- Beautiful 1,405 square foot interior.
- Large one bedroom, one full bath plus powder room.
- 29-ft balcony. Newer floor-to-ceiling windows.
- Large open chef's kitchen, top appliances including French door refrigerator, convection microwave, 5-burner gas range and range hood, beverage refrigerator. Functional walk-in pantry, breakfast bar, wood cabinetry.
- Baths with high-end fixtures (Kallista commodes and bidet).
- Master bath with luxurious soaking tub, inset shelf, walk-in shower with inset and stone flooring, extraordinary tiling, modern vanity lighting and fixtures.
- Walnut floors throughout.
- Office nook and walk-in closets.
- Ample closet space, plus large additional storage room.

\$47,000 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$352.47 fee noted on reverse.



Over 50 Years of Real Estate Experience

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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™**



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#1 IN SALES, WASHINGTON, DC

A building that needs no introduction



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: \$1,715.62

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

MONTHLY MORTGAGE PAYMENT: \$352.47

Underlying mortgage approx. balance: \$47,000

