

1104 WATERGATE WEST



Spacious Residence with Open Cityscape Vista!

- Beautiful 1,275 square foot interior
- Oversized, bright one bedroom, one bath plus powder room
- Picture windows span across interior offering abundant natural light
- Open floor plan with large living room
- Separate dining area with wet bar
- Iconic oak tiger parquet floors
- Primary bath with separate tub and shower
- Powder room and inviting entry with Italian original marble
- Ample closet space, plus large additional storage room

ONE GARAGE PARKING SPACE INCLUDED

\$45,000 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$320.53 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: \$1,639.36

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

MONTHLY MORTGAGE PAYMENT: \$320.53

Underlying mortgage approx. balance: \$45,000

