1407 WATERGATE WEST







2 Bedroom With Breathtaking Views - Rare Opportunity And Great Value!

- Bright and beautifully renovated 1,850 square foot interior.
- Direct unobstructed view of Potomac river and Roosevelt Island.
- Floor-to-ceiling Thermopane sliding glass doors with dual window treatments: motorized solar shades & custom Hunter Douglas vertical blinds. Windows across entire perimeter.
- Premium white oak floors throughout, complimented by a rich walnut kitchen.
- Stunning chef's open kitchen with breakfast bar, Thermador appliances, range hood, and extra beverage refrigerator. Additional pot filler faucet.
- Exceptional dedicated storage. Separate pantry plus an adjacent dedicated workroom right off the kitchen.
- Spacious open living with gas fireplace. Custom lighting - dual mode, night light recessed Wi-Fi lighting system.
- Contemporary trim-less walls create an elegant "floating" effect (no baseboards). European interior doors with quiet magnetic closures; second bedroom features a beautiful light-maximizing sliding glass wall.
- Primary bedroom is large and has a dedicated office nook/hobby room hidden behind fold-away doors. Fantastic spa baths with teak cabinetry.
- Superb powder room.
- Luxurious primary bath fitted with an custom shower system, jacuzzi tub, and a bidet commode.
- Built-in humidifier.

1 UNDERGROUND GARAGE PARKING SPACE

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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 and doorman service.

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









The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: $3,997.31
Includes property taxes, parking, utilities, Internet, basic cable, and maintenance of HVAC

UNDERLYING MORTGAGE PAYMENT: $577.18
Underlying mortgage approx. balance: $72,000
The underlying mortgage balance is deducted from the purchase price at settlement.

WATERGATE AMENITIES INCLUDE 24-hour front desk & doorman service, heated outdoor pool, roof terrace with spectacular river views, fitness center, beautifully landscaped gardens, community room, plus on-site shops & restaurants.







