

# 403 WATERGATE WEST



## ***Sophisticated Renovation—Ready to Move In!***

- 1,290 square foot interior in meticulous condition
- 1 bedroom, 1.5 bath
- Long, wide balcony & floor-to-ceiling windows span the length
- Just bring your suitcase! For a "turnkey" pied-à-terre style home or a full-time Washington residence, most of the furniture, art, and accessories are available for purchase!
- Hardwood flooring
- Elegant wallcoverings, moulding, and wainscoting
- Excellent lighting
- Stunning entry foyer with granite floors and fine wallcovering
- Spacious living room and dining area
- Powder room with exquisite wallpaper, striking vanity & sconces, Ribbon & Reed satin nickel hardware with satin gold accents
- Gourmet kitchen features: KitchenAid appliances, Aristokraft Durham cabinetry in Glacier Gray, Caesarstone counters, glass tile backsplash with Orbit Meteor accent tile, 12 x 24 Silver Marlin floor tile, custom drapery & rugs
- Spacious primary suite with custom designed closet
- Spectacular primary bath with expansive double-sink vanity, custom storage, luxurious walk-in shower with tile surround, beautiful flooring & counters, satin & brushed nickel hardware
- Ample closet space throughout, plus additional storage room

***\$44,000 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$301.78 fee noted below***

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**(202) 333-4167**  
**winstonre.com**

**#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: \$1,308.82**

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

**MONTHLY MORTGAGE PAYMENT: \$301.78**

Underlying mortgage approx. balance: \$44,000



**W**  
**WINSTON REAL ESTATE**

*Over 50 Years of Real Estate Experience*