

709 WATERGATE WEST



1,295 SQUARE FOOT RESIDENCE – LARGER THAN MOST TWO-BEDROOMS!

- Big one bedroom, 1.5 baths with room to create a den.
- New double-pane windows.
- Large living room & dining area with six huge picture windows across, accent lighting for artwork, molding detail, and wet bar.
- Wide balcony across primary suite with floor-to-ceiling windows.
- Enjoy plenty of natural light and cityscape view of Foggy Bottom, Georgetown, the Washington Monument!
- Inviting marble entry foyer with handsome built-ins.
- Powder room with Italian marble counter.
- Wide galley kitchen features plentiful cabinetry, stainless steel refrigerator, wall oven, gas cooktop, and service entrance.
- Renovated spacious master bath with double sink, large vanity, stylish hardware, marble countertop, custom tiled separate soaking tub, and tiled walk-in shower with spray jets.
- Excellent closet space throughout plus additional storage.

PARKING AVAILABLE FOR RENT

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$1,515.36

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

MONTHLY MORTGAGE PAYMENT: \$246.39

Underlying mortgage approx. balance: \$31,000

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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. 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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