

112 WATERGATE WEST

OFFERED AT \$1,375,000 INCLUDES PARKING



HAVE THE BEST OF BOTH WORLDS WATERGATE AMENITIES & A PRIVATE OUTDOOR SPACE

- Two bedrooms, two baths plus powder room—converted from a three-bedroom
- Renovated 1,965 square foot interior & townhouse-style floor plan with 9-ft ceilings on lower level
- Yard-size private terrace with built-in planters & irrigation system
- New floor-to-ceiling windows & sliding glass doors throughout, Hunter Douglas commercial shades
- Juliet balconies on second level with river view from master suite
- Beautiful Porcelanosa tile floors
- Chef's kitchen with top-of-the-line appliances including Bertazzoni gas range & Sub-Zero refrigerator; deep walk-in pantry with extra storage; plus entry onto the terrace—enjoy dining al fresco!
- Double-size master suite with huge walk-in closet/dressing room with custom built-ins, spacious ensuite bath with double sinks, walk-in shower with glass enclosure & custom tile design
- Bosch washer/dryer with adjacent shelving/storage space
- Excellent closet space throughout, plus additional storage room
- Easily accessible: ground-level entry with no waiting for an elevator, second entrance via terrace, and convenient access to garage

GARAGE SPACE #359 INCLUDED

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Over 50 Years of Real Estate Experience

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#1 ON-SITE WATERGATE SPECIALISTS!

THE WATERGATE AMENITIES ARE BOUNDLESS

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 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 conveniences and amenities. Enjoy a swim in the outdoor heated pool, and be pampered at the Watergate Salon. Treat yourself to the famous Watergate Pastry Shop. Stop by the on-site CVS Pharmacy or Post Office. Take advantage of 24-hour concierge service, doorman service, and private underground parking.

Newly restored, The Watergate Hotel has re-opened with a full spa and fitness center, fine dining, and luxurious guest accommodations. Host your event at the Moretti Grand Ballroom, one of the hotel's elegant new meeting and event spaces.

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



MONTHLY COOP FEE: \$2,330.12
(Includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC)

MONTHLY MORTGAGE PAYMENT: \$555.51
(Underlying mortgage approx. balance: \$96,000)

