

708 WATERGATE WEST

OFFERED AT \$449,000



SPACIOUS & BRIGHT ONE-BEDROOM WITH OPEN CITYSCAPE VIEW

- Large one bedroom, one bath residence
- 1,045 square foot interior
- Floor-to-ceiling windows and balcony along the entire perimeter
- Wide, uncovered 25-foot long balcony—enjoy plenty of natural light and a cityscape view of Foggy Bottom!
- Italian marble entry foyer and bath
- Oak parquet floors throughout
- Wide galley kitchen is partially open to the dining area and features top-of-the-line stainless steel appliances including wine refrigerator & dishwasher. Plus granite countertops & backsplash, and plentiful cabinetry.
- Spacious bath with wide vanity, marble countertop, custom tile design, and Moen & TOTO fixtures.
- Excellent closet space throughout plus additional storage room

\$32,500 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$205 fee noted below.

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.

MONTHLY COOP FEE: \$902.09

Low coop fee includes property taxes, utilities, internet, cable, and maintenance of HVAC

MONTHLY MORTGAGE PAYMENT: \$205.32

Underlying mortgage approx. balance: \$32,500



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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 conveniences and amenities. Enjoy a swim in the heated outdoor 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. 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™**



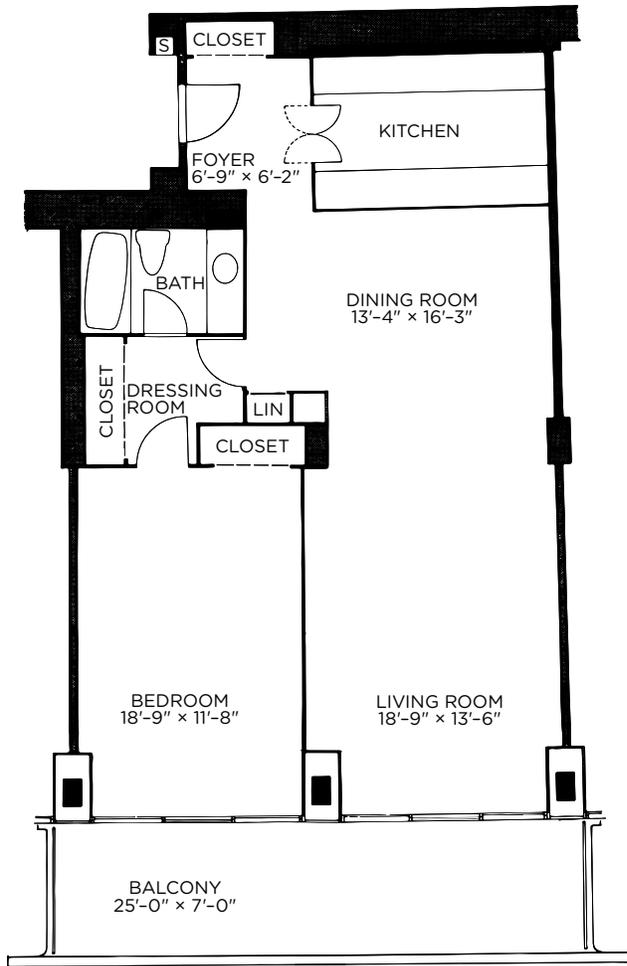
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