

# 1108 WATERGATE WEST

OFFERED AT \$399,000



## Sunny Interior, High Cityline Vista

- Spacious one bedroom, one bath residence
- 1,030 square foot interior
- On a high floor—sunny interior with plenty of natural light
- High cityline vista!
- Large NEW double-paned picture windows
- Spacious living room, separate dining area
- Wide kitchen with plenty of cabinet space
- Appliances include cooktop and wall oven
- Gleaming oak parquet floors
- Italian marble entry foyer and bath
- Freshly painted throughout
- Ample closet space, plus additional storage room

*\$31,800 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$216.73 fee noted below.*

### The Watergate—Full Service, All-Inclusive Fee

**MONTHLY COOP FEE: \$1,120.16**

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

**MONTHLY MORTGAGE PAYMENT: \$216.73**

Underlying mortgage approx. balance: \$31,800



*Over 50 Years of Real Estate Experience*

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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, 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*

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