



510 WATERGATE WEST

OFFERED AT \$749,000 INCLUDING PARKING



SPACIOUS & BRIGHT TWO-BEDROOM CORNER RESIDENCE WITH CITYSCAPE VIEW & BALCONY

- 1,410 square foot residence
- Two bedrooms, 2 full baths
- Wide uncovered balcony—enjoy plenty of natural light and a cityscape view of Foggy Bottom!
- New windows throughout
- Beautiful new wood floors throughout
- Curved open living room & dining area with built-in shelving
- Updated kitchen with stainless steel appliances, granite countertops, and plentiful cabinetry
- Sparkling updated baths include plenty of storage space with wide vanities
- Master bath with double sink and walk-in shower with partial glass enclosure
- Excellent closet space throughout plus additional storage room

GARAGE SPACE #319 INCLUDED

\$54,000 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$335 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.

MONTHLY COOP FEE: \$1,237.87

Includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC

MONTHLY MORTGAGE PAYMENT: \$335.12

Underlying mortgage approx. balance: \$54,000



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(202) 333-4167
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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™**



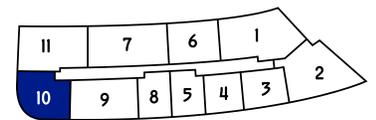
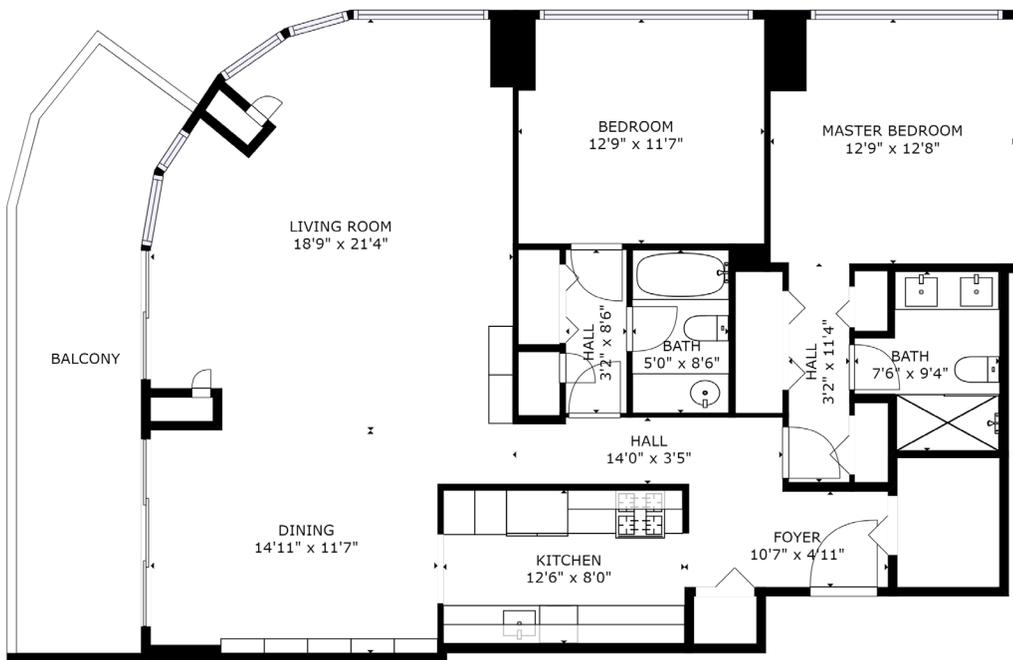
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#1 IN SALES, WASHINGTON, DC

A building that needs no introduction



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FLOOR PLAN IS APPROXIMATE



GEORGETOWN WATERFRONT



THE KENNEDY CENTER



NEARBY RESTAURANTS & SHOPS