

303 WATERGATE WEST



Renovated & Spacious—Larger Than Most Two Bedrooms!

This is city living at its best—

- Renovated & spacious Watergate 1 bedroom, 1.5 bath with 1,290 square foot interior—larger than most two-bedrooms!
- Offers excellent entertaining and living space
- Double-paned floor-to-ceiling windows and wide balcony span across the entire perimeter
- The privacy of a Magnolia tree setting
- Magnificent kitchen by Stuart Kitchens featuring Heritage tall wood custom cabinetry, stone countertops, Sub-Zero refrigerator, Bosch dishwasher, convection microwave, KitchenAid gas range with GE hood, pantry, and seating area
- Wide living room with built-ins and wet bar
- Beautiful half bath with superb Kohler pedestal sink and fixtures
- Large marble entry even has room for a daybed
- Primary bedroom suite features luxurious designer bath with custom walk-in shower and separate Kohler soaking tub, plus designer marble surrounds, and terrific vanity
- Custom Ballard walk-in closet in primary suite
- Living room, dining area, and primary bedroom all open onto the balcony
- Hardwood flooring
- Custom shades
- Excellent closet space throughout, plus additional storage room

\$46,000 Building Mortgage is subtracted from the sale price at settlement. Ask agent.

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(202) 333-4167
winstonre.com

#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



Over 50 Years of Real Estate Experience

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. *Watergate West has undergone extensive renovations.*

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The Watergate—Full Service, All-Inclusive Fee
MONTHLY COOP FEE: \$1,279.34

Includes property taxes, utilities, Internet, cable, maintenance of HVAC, and all building amenities

MONTHLY BUILDING MORTGAGE PAYMENT: \$318.83

