

# 104 WATERGATE WEST

**OFFERED AT \$1,195,000**



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

- Three bedrooms and den, three baths plus powder room
- 2,520 square foot interior with townhouse-style floor plan
- Yard-size private terrace with gas grill hook-up, built-in planters, convenient second entrance, and a huge space for entertaining!
- Large living room with two walls of windows, separate dining room
- Floor-to-ceiling windows throughout including brand new windows on main level
- Master suite with huge dressing room, guest bedroom with dressing alcove with window
- Fantastic closet space throughout, plus additional storage room
- Laundry room with full size washer/dryer & utility sink
- Easily accessible: ground-level entry with no waiting for an elevator, second entrance via terrace, convenient access to garage & pool

**\$120,000 UNDERLYING MORTGAGE DEDUCTED  
FROM CASH DUE AT SETTLEMENT**

### **MONTHLY COOP FEE: \$3,122.24**

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

### **MONTHLY MORTGAGE PAYMENT: \$710.64**

Underlying mortgage approx. balance: \$120,000



*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 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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