408 WATERGATE WEST

OFFERED AT $499,000

A RARE FIND AT WATERGATE WEST

- Spacious and dramatic one-bedroom, one-bath residence
- 1,045 square foot interior
- Custom-designed open separation defines the living room and dining room
- Fashionable arches in living room
- Magnificent wall of hidden closets in the large master suite
- Wide balcony
- Italian marble entry foyer and bath
- Oak parquet floors throughout
- Accent lighting
- Wide galley kitchen
- Ample closet space plus huge additional storage room
- **Watergate West amenities** include 24-hour front desk and doorman service, beautifully updated lobby, exercise room, business center, heated pool, and roof deck.
- **Lowest co-op fee in the Watergate — $760 per month!**

MONTHLY COOP FEE: $760.76
Includes property taxes, utilities, internet, cable, and maintenance of HVAC

MONTHLY MORTGAGE PAYMENT: $181.37
Underlying mortgage approx. balance: $32,000 (over list price)

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#1 ON-SITE WATERGATE SPECIALISTS!

THE WATERGATE AMENITIES ARE BOUNDLESS

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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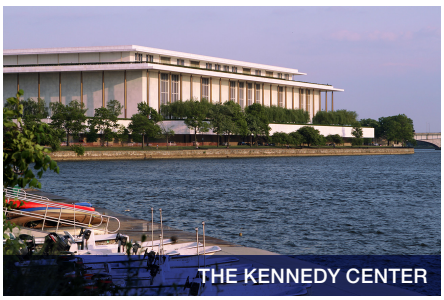
WATERGATE WEST LOBBY

WATERGATE WEST FITNESS ROOM



THE KENNEDY CENTER

FOGGY BOTTOM METRO STATION