

OFFERED AT \$499,000

704 WATERGATE WEST



SPACIOUS ONE-BEDROOM WITH PANORAMIC CITYSCAPE VIEW

- Spacious 1,295 square foot residence
- One bedroom, 1.5 baths
- Huge picture windows and panoramic cityscape view of Foggy Bottom/West End & Georgetown
- Open living room & dining area with wet bar
- Functional kitchen with plenty of cabinet space
- Large master bedroom has ensuite bath with tub & separate walk-in shower.
- Excellent closet space plus additional storage room

\$45,000 UNDERLYING MORTGAGE DEDUCTED FROM CASH DUE AT SETTLEMENT

MONTHLY COOP FEE: \$1,217.82

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

MONTHLY MORTGAGE PAYMENT: \$277.18

Underlying mortgage approx. balance: \$45,000



WATERGATE WEST AMENITIES INCLUDE 24-hour front desk & doorman service, newly renovated lobby, spectacular roof deck, heated outdoor pool, fitness room, business center, plus on-site shops & restaurants.

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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 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 salt-water 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.

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.

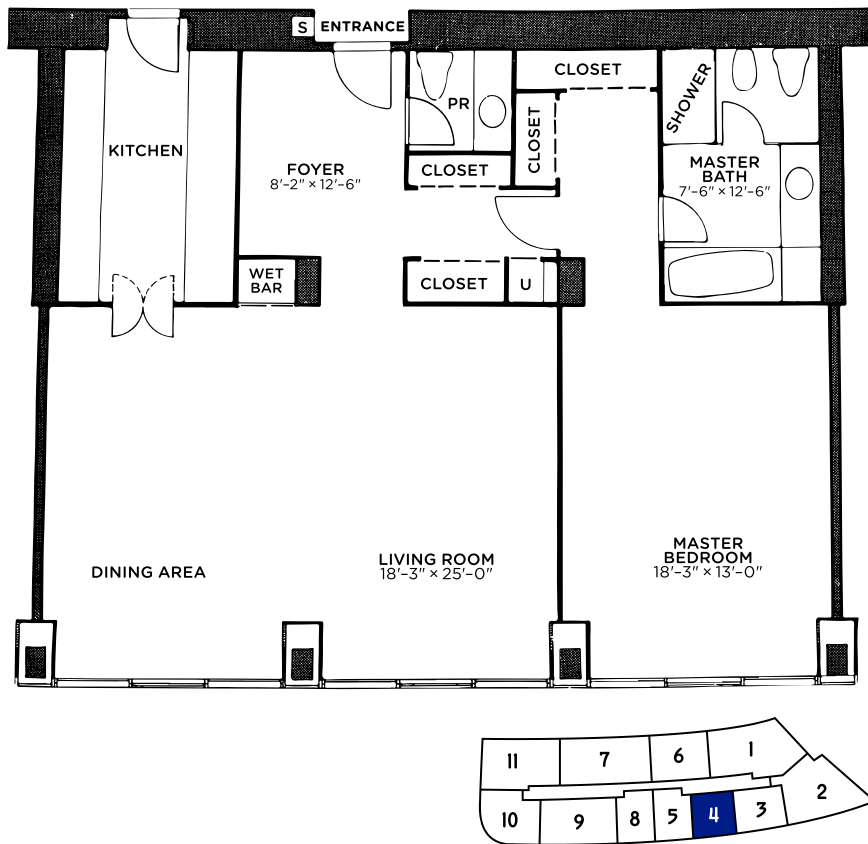
**COME FOR THE VIEW,
STAY FOR THE CONVENIENCE™**



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WATERGATE WEST AMENITIES



GEORGETOWN WATERFRONT



THE KENNEDY CENTER



NEARBY RESTAURANTS & SHOPS