



709 WATERGATE WEST

OFFERED AT \$499,000



SPACIOUS & BRIGHT ONE-BEDROOM WITH OPEN CITYSCAPE VIEW

- 1,295 square foot residence—larger than most two-bedrooms!
- One bedroom, 1.5 baths
- New double-paned windows
- Gleaming oak parquet floors throughout
- Large living room & dining area with six huge picture windows across, accent lighting for artwork, molding detail, and wet bar.
- Wide balcony across master suite with floor-to-ceiling windows
- Enjoy plenty of natural light and a cityscape view of Foggy Bottom, Georgetown, the Washington Monument!
- Inviting marble entry foyer with handsome built-ins
- Powder room with Italian marble counter
- Wide galley kitchen features plentiful cabinetry, stainless steel refrigerator, wall oven, gas cooktop, and service entrance
- Renovated spacious master bath with double sink, large white vanity, stylish chrome hardware, marble countertop, custom tiled separate soaking tub, and tiled walk-in shower with spray jets
- Excellent closet space throughout plus additional storage room
- W/D on every floor (steps away) and free to use

\$38,700 underlying mortgage is deducted from cash due at settlement, and corresponds to the \$246.39 fee noted below.

MONTHLY COOP FEE: \$1,128.22

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

MONTHLY MORTGAGE PAYMENT: \$246.39

Underlying mortgage approx. balance: \$38,700



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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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