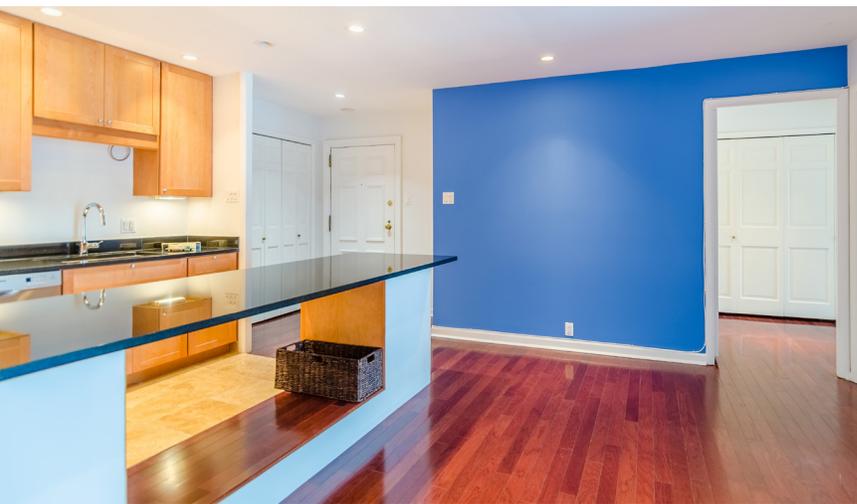


705 WATERGATE WEST

OFFERED AT \$449,000



BRIGHT ONE-BEDROOM WITH PANORAMIC CITYSCAPE VIEW!

- Renovated one bedroom, one bath residence
- 1,045 square foot interior
- New floor-to-ceiling windows and balcony along the perimeter
- Bright interior with no balcony overhang above
- Panoramic views of Foggy Bottom/West End & Georgetown
- Recently renovated open kitchen—great for entertaining—featuring granite countertops, stone flooring, beautiful wood cabinetry, GROHE fixtures, stainless steel undermount sink, and stainless steel appliances including Bosch dishwasher, GE oven with gas cooktop, microwave, and refrigerator
- Bath with GROHE fixtures, designer tiled walk-in shower with wall inset, 16" marble flooring, white granite counter, Villeroy & Boch sink, and wood cabinetry with storage
- Ample closet space throughout plus additional storage room
- Watergate West amenities include 24-hour front desk & doorman service, newly renovated lobby, spectacular updated roof deck, heated outdoor pool, fitness room, and business center.

THREE MONTHS FREE RENTAL PARKING INCLUDED

MONTHLY COOP FEE: \$932.16

Low coop fee includes property taxes, utilities, internet, cable, and maintenance of HVAC

MONTHLY MORTGAGE PAYMENT: \$252.27

Underlying mortgage approx. balance: \$42,300

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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 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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