

# 403 WATERGATE WEST

OFFERED AT \$499,000



## ***Spacious One-Bedroom Residence With Sweeping Cityscape Views!***

- One bedroom, one bath plus powder room, 1,290 square foot interior
- Wide balcony and new floor-to-ceiling windows along entire perimeter
- Beautiful crown moulding and chair railing throughout
- Italian marble entry foyer
- Expansive living room and master bedroom with new wall-to-wall carpeting, and new hardwood flooring underneath
- Living room features built-in bookshelves, cabinets, and wet bar with under-counter storage.
- Generous cabinet space in kitchen, and top appliances including stainless steel Frigidaire dishwasher
- Master bath features walk-in shower and separate bathtub with marble surround, plus marble counter.
- Large walk-in closet in master suite, ample closets, plus huge additional storage room



*Over 50 Years of Real Estate Experience*

**Call Gigi Winston – Broker, GRI®**  
*#1 On-Site Watergate Specialists!*

**(202) 333-4167**  
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# 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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*Awards for #1 in Sales*  
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MONTHLY COOP FEE: \$1,062.19  
(Includes property taxes, all utilities, internet, cable, and maintenance of HVAC)

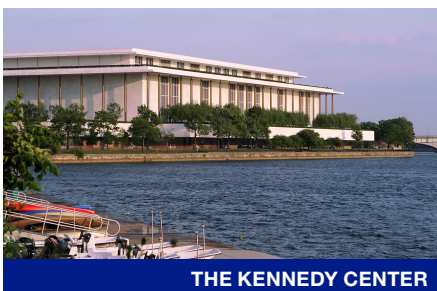
MONTHLY MORTGAGE PAYMENT: \$301.19  
(Underlying mortgage approx. balance: \$53,000)



**THE WATERGATE HOTEL**



**WATERGATE WEST FITNESS ROOM**



**THE KENNEDY CENTER**



**FOGGY BOTTOM METRO STATION**

