

1004 WATERGATE WEST

OFFERED AT \$499,000



Bigger Than Most Two-Bedrooms!

- Bright and spacious one bedroom, one bath plus powder room
- 1,275 square foot residence with cityscape vista!
- Large marble entry foyer and spacious living room with marble flooring
- New picture windows along the entire perimeter
- Dining area with modern lighting—perfect for entertaining!
- Wet bar in living room with granite counter, undermount sink, and handsome wood cabinetry
- Renovated chef's kitchen features stainless steel GE appliances, stunning granite countertops, stainless steel undermount sink, gas cooktop, wall oven, and tall wood cabinetry.
- Master suite with gleaming wood floors, large walk-in closet, and picture windows across the perimeter
- Master bath features tub with stone tile surround and separate walk-in shower with glass enclosure, stone tile flooring, granite counters, double sinks divided by tall wood storage cabinet, and custom lighting and fixtures.
- Ample closet space throughout plus large additional storage room
- Parking may be available for rent.
- Watergate West amenities include 24-hour front desk service, fitness room, outdoor heated pool, roof terrace, community room, plus on-site shops and restaurants.



Over 50 Years of Real Estate Experience

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

(202) 333-4167
winstonre.com

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**



Call Gigi Winston – Broker, GRI®
Awards for #1 in Sales
(202) 333-4167
winstonre.com



MONTHLY COOP FEE: \$1,229.66
(Includes property taxes, all utilities, internet, cable, and maintenance of HVAC)

MONTHLY MORTGAGE PAYMENT: \$348.68
(Underlying mortgage approx. balance: \$61,000)



THE WATERGATE HOTEL



WATERGATE WEST FITNESS ROOM



THE KENNEDY CENTER



FOGGY BOTTOM METRO STATION