

# 711 WATERGATE WEST

OFFERED AT \$1,200,000 INCLUDING PARKING



## **Impeccably Renovated Modern Interior And A Dazzling River View**

*Sought-After Floor Plan With Bedrooms on Opposite Sides!*

- Bright and spacious two bedrooms, two baths plus powder room
- Corner residence with 1,675 square foot interior
- Wide, uncovered 45' balcony with space for entertaining and direct views of the Potomac, Roosevelt Island, Key Bridge, and sunsets!
- Living room, dining area, and master suite open onto the balcony.
- All new windows and sliding doors with fine quality window shades and automatic controls for front shades
- Large entry foyer with stone tile flooring
- Gourmet open kitchen has superior finishes and functionality:
  - Marble backsplash and counter, European cabinets with stainless steel accents, L-shaped stainless steel back counter;
  - Abundant natural light plus state-of-the-art custom lighting, undercounter lighting, and pendant lights above marble counter;
  - Stainless steel Vittinox undermount sink, Miele dishwasher, GAGGENAU self-venting gas cooktop, DeLonghi built-in gas oven, Miele built-in espresso machine, Sub-Zero refrigerator, and separate undercounter Sub-Zero wine refrigerator.
- Baths feature flat-panel floating cabinets, custom lighting and tile design, and Axor, Hansgrohe, and TOTO fixtures.
- Luxurious master bath also includes a wide floating cabinet vanity with marble counter, large soaking tub with jets, and separate walk-in shower with glass enclosure.
- Ample closet space throughout includes custom built-in wardrobes in both bedrooms, walk-in closet with shelving in master suite, and extra storage room.
- **Large underground garage space #309, in prime location near the entrance**



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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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MONTHLY COOP FEE: \$1,835.25  
(Includes property taxes, all utilities, maintenance of HVAC, internet/cable, new windows, and parking)

MONTHLY MORTGAGE PAYMENT: \$418.63  
(Underlying mortgage approx. balance: \$78,000)

