

1209 WATERGATE WEST



Sophisticated In-Town Watergate Residence with Designer Kitchen and Spa Bath!

- 1275 sq ft. 1 bedroom, 1.5 baths with long balcony and floor to ceiling windows throughout.
- Wide dining area and living room with custom built-in bookcases and 9 huge floor to ceiling windows that span across perimeter.
- Huge balcony with cityscape view.
- Entertain in style in your fabulous open kitchen featuring a stone counter with elevated breakfast bar, designer cabinetry, lighting, and backsplash.
- Large bedroom with enormous closet space.
- The piece-de-resistance is a spa primary bath with stone relax-in shower, wood vanity with over-mount sink, and custom lighting.
- Stylish half bath with Italian marble counter.
- Ample closet space plus additional large storage room.

PARKING USUALLY AVAILABLE FOR RENT



Over 50 Years of Real Estate Experience

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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 amenities. Enjoy a swim in the heated outdoor pool, and be pampered at the Watergate Salon. Treat yourself to the Watergate Pastry Shop or café. Conveniences include on-site Post Office, wine store, and dry cleaner. Take advantage of 24/7 concierge service and doorman service. 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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#1 IN SALES, WASHINGTON, DC



Over 50 Years of Real Estate Experience

A building that needs no introduction



The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$1,761.36

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

MONTHLY MORTGAGE PAYMENT: \$305.70

Underlying mortgage approx. balance: \$40,800

WATERGATE AMENITIES INCLUDE 24-hour front desk & doorman service, heated outdoor pool, fitness center, beautifully landscaped gardens, spectacular roof terrace, plus on-site shops & restaurants. Building recently renovated.

