

811

WATERGATE WEST

Offered at: \$719,990



Fantastic Corner Floor Plan With River and Sunset Views!

- Spacious 2 bedroom, 2.5 bath residence
- 1,480 square foot bright interior with wrap-around balcony accessible from every room
- Direct Potomac River and Key Bridge views
- Popular corner floor plan provides two sources of light
- Two large bedrooms separated for privacy, each with en-suite baths
- New windows and beautiful Brazilian Cherry flooring
- Custom California closets throughout
- Second bedroom features a hidden office
- Updated kitchen includes: matching composite counter and backsplash, DCS stove and center grill with stainless steel hood, tall lighted cabinets, top-of-the-line Frigidaire Gallery refrigerator and dishwasher, and a floor-to-ceiling glass door leading to the balcony
- Master bath with separate shower and white tile with green diamond inlay
- Walk-out balcony is extra sunny with no overhang above
- Beautifully tiled entry foyer and powder room
- Wall mounted Bose speakers and sound system to convey
- Large additional storage



Over 50 Years of Real Estate Experience

Call Gigi Winston - Broker/Realtor®
(202) 333-4167 | winstonrealestate@winstonre.com

FINANCIAL INFORMATION

MONTHLY ASSOCIATION FEE1,830 ²³

* UNLIKE CONDO OR HOA FEES, THIS MONTHLY COOP FEE INCLUDES PROPERTY TAXES, ALL UTILITIES, HVAC MAINTENANCE, BASIC CABLE TV PACKAGE AND 25 Mbps HIGH SPEED INTERNET

BUILDING MORTGAGE OF APPROX. \$65,000 IS OVER AND ABOVE ASKING PRICE, BUT INCLUDED IN FEE

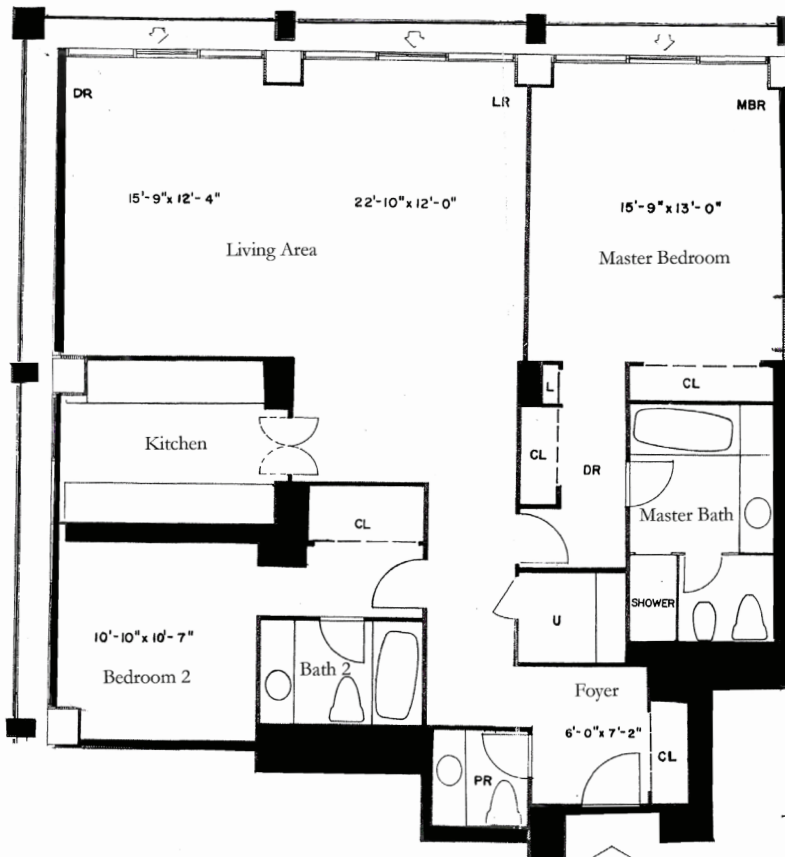
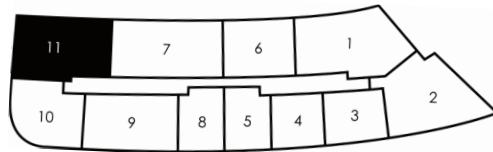
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THE AMENITIES ARE BOUNDLESS

The Watergate boasts a number of conveniences and amenities. Here you can enjoy a swim in one of 3 outdoor heated pools surrounded by lush gardens and fountains, dine at one of several on-site restaurants, treat yourself to a dessert from the famous Watergate Pastry Shop and be pampered at the Watergate Salon. Residents are also offered 24-hour concierge service, an on-site CVS/Pharmacy, Post Office and Public Library, while a concert or theatre performance at the world-renowned Kennedy Center is just a few steps away. In addition, the luxurious 343-suite Watergate Hotel (opening Summer, 2015) will feature a first-class spa, a 350-person rooftop bar and lounge, an upscale French-American restaurant and over 17,000 sq.ft of meeting space including a 7,000 sq.ft ballroom.

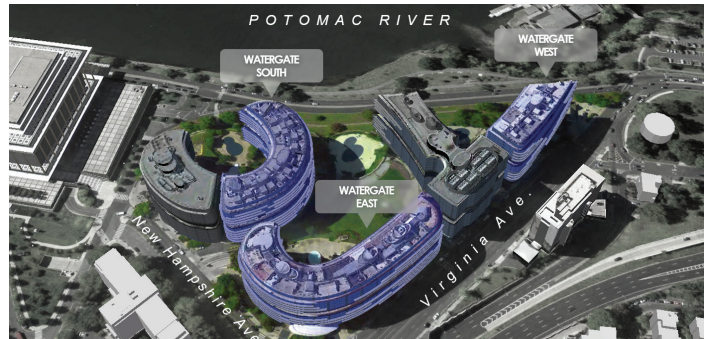
The Watergate is conveniently located within just a few blocks of the Metro stop, Foggy Bottom farmer's market and several grocery stores including Whole Foods Market and Trader Joe's. This complex also brings you closer to the beautiful, newly redeveloped Washington Harbour, where you can enjoy a fine meal or share a few drinks at the Sequoia or one of other riverfront restaurants, catch a movie, take a boat ride down the Potomac or just sit back by the fountains, which are converted into a public ice rink in the winter.

Living in a Watergate residence can put all of these conveniences right at your doorstep!



FLOOR PLAN IS APPROXIMATE

The Watergate is a historic cooperative residence, office and hotel complex situated on 10 acres of prime waterfront real estate in Washington, DC. Watergate South, East and West residential buildings together account for 640 luxury apartments, some of which feature penthouse and townhouse-style floor plans, private balconies, terraces and sweeping panoramic views of the Potomac River and DC monuments.



Watergate's unique landscape design features 7 gardens, tri-level park, fountains, promenades, and open-air shopping area. Along with the building's graceful architectural elements, they incorporate Architect Luigi Moretti's innovative idea of bringing the country to the city. This creates a natural flow from the building's singular style to the expansive banks of the Potomac, and makes all of Watergate's amenities easily accessible via carefully planned walkways, both above and below ground.



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