



TOP TWENTY-ONE REASONS TO LIVE AT 3900 WATSON PLACE

Convenient City Living in a Tranquil, Green Setting

1. Location near the heart of the city, on five acres of park-like grounds, with pastoral views from large windows.
2. Beautifully maintained lawns, colorful gardens and mature trees enhance the landscape.
3. Restaurant, convenience store, beauty salon and cleaners are all available in the adjacent Westchester building.
4. N2/6 Metrobus stops at the front gate; short walk to Massachusetts and Wisconsin Avenue buses. Easy access to Metrorail at Tenleytown, Dupont Circle and Foggy Bottom.
5. Several restaurants, bars and coffee shops, a grocery and a pharmacy, cleaners and other shops are within walking distance. Other banks, hardware stores, pizza and ice cream shops and delis are nearby.
6. A public library, community gardens, post office, Wilson Aquatic Center and Glover Park hiking trails are easily accessible, and the C & O Canal is a short ride away.

7. Religious facilities of many faiths, and excellent public and private schools and colleges are closeby.
8. Top-rated hospitals (Georgetown, Sibley, GWU) and EMS are within minutes.

Spacious, Well-designed Apartment Homes

9. Typical 2BR, 2BA units have approximately 1250 sq. ft., with generous closets and hardwood floors. (Larger and smaller units may also be available.)
10. Oversized (20' x 7') balconies are perfect for entertaining in three seasons.
11. Each apartment comes with a separate room-sized storage space.
12. Each unit has central heat/air conditioning with individual controls.

Available Amenities Contribute to Easy, Elegant Living

13. No long corridors here--maximum of eight apartments per U-shaped floor.
14. Plentiful parking for residents and guests. No charge for surface parking and modest monthly fee for convenient underground garage parking.

15. Pets are warmly welcomed.
16. Twenty-four hour receptionist, providing secure package delivery for both buildings.
17. High-efficiency washers and dryers are located in each building, and are available to residents at no charge.
18. Building lobbies and hallways just re-decorated; major systems (elevators, building access control, fire safety, electrical boxes, back-up generators) recently updated.
19. Diverse community includes residents of all ages and many nationalities.

Sound Investment Opportunity

20. Regular preventive maintenance, strong budget oversight, and very healthy reserve funds provide financial stability.
21. Monthly fees include utilities (heat, a/c, electricity, water) and taxes. Minor repairs are done by building staff at no charge.

For additional information:

3900 Watson Place Cooperative
3900 Watson Place, NW
Washington, DC 20016

www.3900watsonplace.com
202 338-8490