

1012 WATERGATE SOUTH

OFFERED AT \$479,000 INCLUDING PARKING



Thirty-Foot Balcony With Floor-To-Ceiling Windows Showcasing A Quiet Garden View

- Bright and renovated one bedroom, one bath
- 904 square foot interior—freshly painted
- Floor-to-ceiling windows and balcony along the entire perimeter
- High floor allows for a limited view of the river from the balcony
- Spacious floor plan with open living room—perfect for entertaining!
- Spectacular open kitchen features marble flooring and "pass-through" marble counter that opens to the living room; wood cabinetry including a deep pantry with pull-out shelving; stainless steel appliances; and built-in wine storage and marble bar area.
- Renovated bath with marble vanity, double sink, undercounter storage, and custom lighting
- Large walk-in closet in bedroom with convenient shelving, four more closets throughout, plus additional storage room.
- **Underground garage space #115**



Over 50 Years of Real Estate Experience

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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.

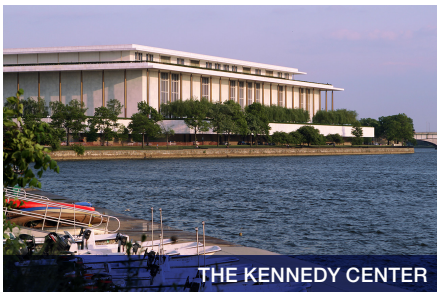
**COME FOR THE VIEW,
STAY FOR THE CONVENIENCE**



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MONTHLY COOP FEE: \$1,452.97
(Includes property taxes, parking, all utilities, internet, cable, and maintenance of HVAC)

MONTHLY MORTGAGE PAYMENT: \$29.08
(Underlying mortgage approx. balance: \$3,500)



THE KENNEDY CENTER



WATERGATE SOUTH FITNESS CENTER



THE WATERGATE HOTEL



FOGGY BOTTOM METRO STATION

