

1417 WATERGATE SOUTH

OFFERED AT \$899,000 INCLUDES PARKING



NEXT JULY FOURTH, SEE THE FIREWORKS FROM YOUR WATERGATE RESIDENCE!

- Spacious and bright two-bedroom, two-bath corner residence with curved interior plan
- 1,652 square foot interior
- Two wide balconies and floor-to-ceiling windows throughout. Enjoy panoramic views of the cityscape and Washington Monument!
- No overhang above means extra natural light and great sky views
- Fantastic floor plan featuring huge living room, den, plus separate and spacious dining area
- Architectural features include open archways, crown moulding, and built-in shelving
- Cook's kitchen with two wide entryways bringing in plenty of natural light, stainless steel appliances, marble countertops, white wood cabinetry including glass-front cabinets, and stone tile floor
- Wet bar in living room with glass shelving & undercounter storage
- Bright updated baths with Kohler fixtures
- Master bath with subway tile, large vanity with marble countertop, jetted soaking tub, and separate shower with glass enclosure
- Second full bath with marble floor & countertop, and shower/tub combination with subway tile & glass partial enclosure
- Excellent closet space throughout, plus additional storage room

GARAGE SPACE #218 INCLUDED

CALL GIGI WINSTON BROKER, GRI®
(202) 333-4167
winstonre.com

#1 ON-SITE WATERGATE SPECIALISTS!

THE WATERGATE—A GREAT PLACE TO CALL HOME

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 salt-water outdoor 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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#1 IN SALES, WASHINGTON, DC



MONTHLY COOP FEE: \$3,047.18
(Includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC)

MONTHLY MORTGAGE PAYMENT: \$57.40
(Underlying mortgage approx. balance: \$6,500)

