



OFFERED AT \$840,000 INCLUDING PARKING



SPACIOUS ONE-BEDROOM RESIDENCE WITH FANTASTIC POTOMAC RIVER VIEW!

- Beautifully renovated 1,381 square foot interior
- One bedroom, two full baths
- All new windows & sliding glass doors, opening to a 36-foot long balcony—and to a stunning view of the Potomac River, Key Bridge, Georgetown waterfront, and sunsets
- Rich wood flooring & recessed lighting throughout
- Spacious open living room with textured accent wall and large dining area
- Open kitchen features marble countertops & backsplash, fine white cabinetry with extra pantry space, and top-of-the-line stainless steel appliances.
- Master bath features large separate tub with textured custom tile surround & beautifully tiled walk-in shower, plus handsome double sink vanity with extra storage.
- Second bath with superb tile floor, marble tile surround, walk-in shower, and white vanity.
- Spacious master suite with two huge walk-in closets
- Outstanding closet space throughout, including three walk-in closets, plus additional storage room

GARAGE SPACE #123 INCLUDED!

MONTHLY COOP FEE: \$2,652.42

Includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC

MONTHLY MORTGAGE PAYMENT: \$48.52

Underlying mortgage approx. balance: \$4,500



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(202) 333-4167
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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 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. 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™**

A building that needs no introduction



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#1 IN SALES, WASHINGTON, DC

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W

Over 50 Years of Real Estate Experience

WATERGATE SOUTH AMENITIES INCLUDE

24-hour front desk & doorman service, salt-water outdoor pool, fitness center, beautifully landscaped gardens, roof terrace, plus on-site shops & restaurants.

