



SPACIOUS ONE-BEDROOM WITH QUIET GARDEN VIEW

1412 Watergate South

- Spacious one-bedroom, one-bath residence on a high floor
- 904 square foot interior
- Quiet garden view with plenty of natural light
- Floor-to ceiling-windows & balcony along the perimeter
- Ample storage space throughout, including walk-in closet in bedroom, plus additional storage room

MONTHLY COOP FEE: \$1,547.79

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

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.



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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 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.

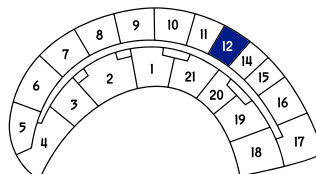
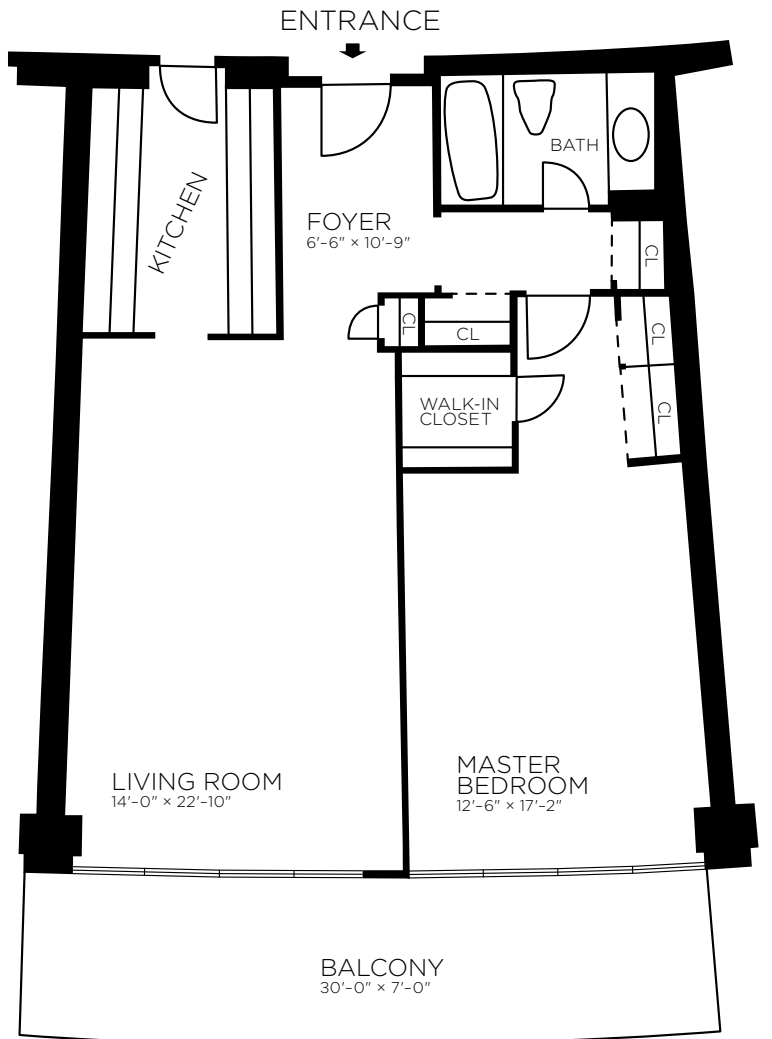
The Watergate is located a few blocks from Foggy Bottom Metro Station, neighborhood farmers' market, and grocery stores, including Whole Foods and Trader Joe's. It's a few steps to the new Georgetown Waterfront Park, where you can choose from several waterfront restaurants, see a movie, or take a boat 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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