

# 1117 WATERGATE SOUTH

**OFFERED AT \$839,000**



## **SPACIOUS CORNER RESIDENCE WITH EXPANSIVE MONUMENT & CITYSCAPE VIEWS**

- Bright, renovated two-bedroom + den area, two-bath corner residence with curved interior plan
- 1,652 square foot interior
- Wide balcony and new floor-to-ceiling windows
- Enjoy panoramic views of the city and Washington Monument!
- Inviting floor plan featuring huge living room, den area, plus separate and spacious dining area
- Beautiful hardwood floors throughout main living areas
- Superbly renovated kitchen with two wide entryways bringing in plenty of natural light & featuring top-of-the-line stainless steel KitchenAid appliances, wood cabinetry, custom tiled backsplash, and beautiful stone tiled floor
- Bright, updated baths with new stone countertops, lighting, and high-end finishes
- Spacious master bedroom with ensuite bath featuring large soaking tub & separate walk-in shower with glass enclosure
- 2nd bath with wide vanity & walk-in shower with glass enclosure
- Ample closet space throughout, plus additional storage room



**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.

### **MONTHLY COOP FEE: \$2,933.77**

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

### **MONTHLY MORTGAGE PAYMENT: \$53.68**

Underlying mortgage approx. balance: \$5,400

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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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