

419 WATERGATE SOUTH

OFFERED AT \$899,000 INCLUDING PARKING



BEAUTIFULLY RENOVATED MODERN INTERIOR

- Renovated, spacious one-bedroom residence with two full baths and a 1,500 square foot interior—larger than most two-bedrooms
- Wide 35-foot long balcony & floor-to-ceiling windows along the perimeter—enjoy plenty of natural light and scenic views of the Watergate pool, gardens, and the Potomac River!
- Beautiful wide plank oak hardwood floors throughout
- Brass hardware and paneled doors throughout
- Excellent open floor plan with extra large space for living & entertaining—custom built-in cabinetry, shelving, and display lighting in main living areas with room for your home office desk and a media space
- Gourmet kitchen features stone countertops & backsplash, fine white cabinetry, and top-of-the-line stainless steel appliances including Sub-Zero refrigerator, Bosch cooktop & dishwasher, and GE Monogram wall oven and convection microwave
- Exquisite baths with chrome fixtures & sconces, recessed lighting
- Master bath features large jetted tub with custom tile surround, tiled walk-in shower with glass enclosure, plus handsome vanity with extra storage & stone countertop
- Second bath with floating vanity, combination shower/tub, and marble tile floor & surround
- Master suite features extensive built-in cabinetry, huge walk-in closet, plus two additional closets
- Outstanding closet space throughout, plus extra storage room
- Full-size Bosch washer/dryer in laundry closet
- Sconces in living room do not convey. TV in living room conveys.

GARAGE SPACE #87 INCLUDED!

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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

W
WINSTON REAL ESTATE
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.

MONTHLY COOP FEE: \$2,853.56

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

MONTHLY MORTGAGE PAYMENT: \$50.20

Underlying mortgage approx. balance: \$4,500

