

816 WATERGATE SOUTH

OFFERED AT \$599,000



SPACIOUS TWO-BEDROOM WITH FULL SERVICE WATERGATE LUXURY!

- Two bedrooms, two full baths
- 1,264 square foot interior
- Balcony and floor-to-ceiling windows along the entire perimeter with views of the Watergate gardens and Foggy Bottom
- Oak parquet floors throughout
- Wet bar in living room with granite countertop and glass shelving
- Renovated kitchen with glass-front cabinets, granite countertops, stainless steel undermount sink, and top appliances including Sub-Zero refrigerator
- Italian marble entry foyer and baths
- Ample closet space with walk-in closets in each bedroom, plus additional storage room
- Washer/dryer—ask agent for details

MONTHLY COOP FEE: \$1,836.24

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

MONTHLY MORTGAGE PAYMENT: \$33.60

Underlying mortgage approx. balance: \$3,500



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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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