

# 1217 WATERGATE SOUTH

OFFERED AT \$550,000 INCLUDING PARKING



## LARGER THAN MOST TWO-BEDROOMS WITH *A Remarkable Fireworks View!*

- Spacious and bright one-bedroom, one-bath corner residence with curved interior plan
- 1,256 square foot interior
- Wide balcony and floor-to-ceiling windows along the entire perimeter—enjoy beautiful views of the cityscape, Washington Monument, and a partial river view from the balcony!
- One of the best fireworks views in the city
- Fantastic floor plan featuring huge living room, den, and dining area—the entertaining space of a large two-bedroom!
- Rare separate dining area
- Cook's kitchen with two wide entryways bringing in plenty of natural light
- Updated bath with large vanity and walk-in shower with glass enclosure and tiled surround
- Ample closet space throughout, plus additional storage room
- **Underground garage space #35**

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*Over 50 Years of Real Estate Experience*

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**#1 ON-SITE WATERGATE SPECIALISTS!**



# THE WATERGATE AMENITIES ARE BOUNDLESS

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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**TOP PRODUCER, #1 IN SALES WASHINGTON, DC**



**MONTHLY COOP FEE: \$1,642.65**  
(Includes property taxes, parking, all utilities, internet, cable, and maintenance of HVAC)



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