

# 612 WATERGATE SOUTH

OFFERED AT: \$445,000 *Including Parking*



## ***Courtyard and Garden Vista with Crepe Myrtle and Magnolia Tree View!***

- Fantastic one bedroom, one bath residence, 932 square foot interior
- 30-foot tiled balcony with floor-to-ceiling windows looking out onto a quiet and beautiful garden view
- Italian marble flooring in entry foyer and newly refinished oak parquet flooring throughout
- Kitchen features granite countertops, deep stainless steel undermount sink, wood cabinetry with plenty of storage space including tall "Lazy Susan," and mirrored pantry with glass shelving and accent lighting. Top-of-the-line newer stainless steel appliances including Jenn-Air refrigerator, gas range with convection oven and microwave, and Bosch dishwasher
- Large walk-in closet in bedroom with convenient shelving, four more closets throughout, plus extra storage room
- **Underground garage space #15 included**



*Over 50 Years of Real Estate Experience*

**Call Gigi Winston** – Broker, GRI®  
#1 On-Site Watergate Specialists!

**(202) 333-4167**  
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# 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 outdoor heated 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 is re-opening now 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**



**Call Gigi Winston – Broker, GRI®**

*Awards for #1 in Sales*

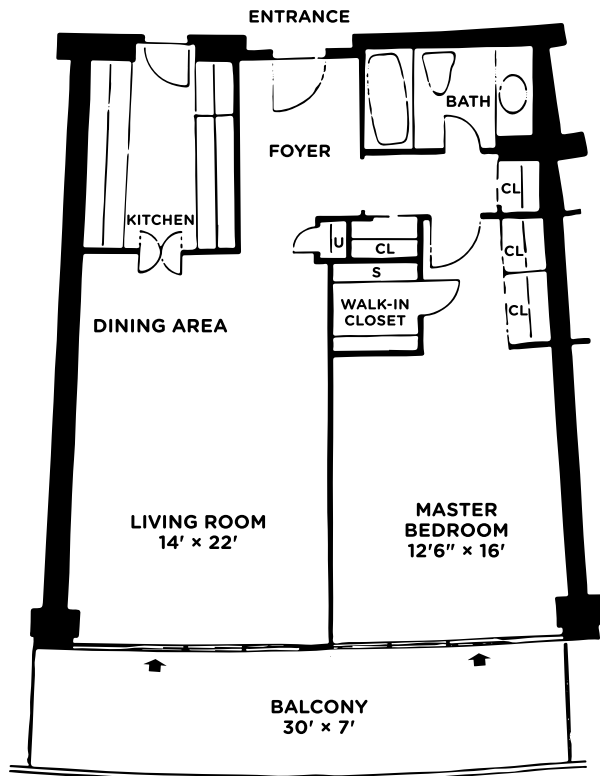
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**MONTHLY COOP FEE: \$1,401.54**

*(Includes property taxes, utilities, maintenance of HVAC, basic cable, internet, and parking)*

**MONTHLY MORTGAGE PAYMENT: \$28.05**

*(Underlying mortgage approx. balance: \$3,500)*



*\*Floor plan is approximate.*

