

1202 WATERGATE SOUTH

OFFERED AT: \$995,000 *Including Parking*



Excellent architectural features and an exceptional interior plan translate to a superior space for living—with a river view!

- Contemporary two bedroom, two bath plus powder room
- 1,836 square foot interior
- Expansive balcony with views of the Potomac River and the Kennedy Center
- High entry doorways
- New floor-to-ceiling windows throughout
- Spacious living room and dining area
- Dual entry table-space kitchen with superb glass door cabinetry, granite countertops, accent lighting, Thermador oven, Sub-Zero refrigerator, two separate freezer drawers, and Miele dishwasher
- Beautiful large master bath with separate vanity and walk-in shower
- Renovated second bath and powder room
- Sliding translucent doors open to ample closet space throughout
- Additional storage space
- Washer/dryer
- **Underground garage space #49 included**



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#1 On-Site Watergate Specialists!

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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.

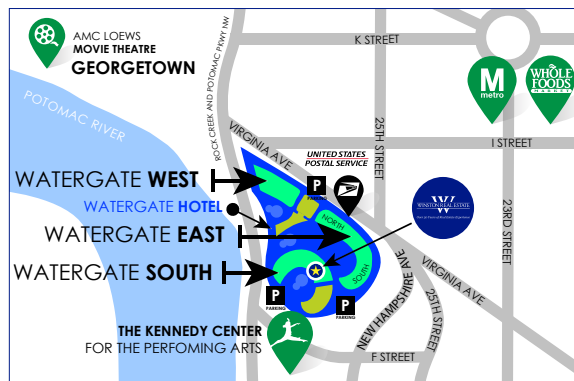
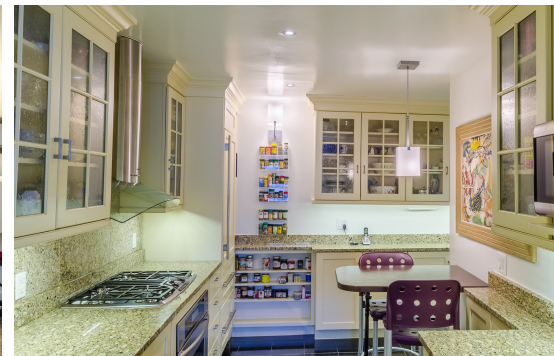
The Watergate is located a few blocks from Foggy Bottom Metro Station, neighborhood farmers' market, and grocery stores, including Whole Foods and Trader Joe's. It's a few steps to the new Georgetown Waterfront Park, where you can choose from several waterfront restaurants, see a movie, or take a boat 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**



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MONTHLY COOP FEE: \$3232.97
(Includes property taxes, underground garage space #49, and all utilities)

MONTHLY MORTGAGE PAYMENT: \$63.43
(Underlying mortgage approx. balance: \$8,000)

Please note that the following items do not convey:

- wall-mounted desk in the master bedroom
- wall-mounted cabinets and shelves in the study



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