

406 WATERGATE SOUTH

OFFERED AT \$990,000 INCLUDING PARKING



SPACIOUS ONE-BEDROOM WITH SPECTACULAR POTOMAC RIVER VIEW!

- 1,337 square foot interior
 - 1 bedroom, 1.5 baths
 - Stunning direct views of the Potomac River, Key Bridge, Georgetown—and sunsets!
 - Wide balcony & floor-to-ceiling windows along the entire perimeter
 - Large living room and spacious dining area
 - Oak parquet floors throughout
 - Italian marble entry foyer & baths
 - Kitchen with midcentury modern wood cabinetry and granite countertops
 - Washer/dryer conveniently located off the kitchen
 - Excellent closet space throughout, plus additional storage room
- Chandelier does not convey.*

GARAGE SPACE #118 INCLUDED!



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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

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Over 50 Years of Real Estate Experience

WATERGATE SOUTH AMENITIES INCLUDE
24-hour front desk & doorman service,
salt-water outdoor pool and grill, fitness
center, beautifully landscaped gardens, roof
terrace, plus on-site shops & restaurants.

The Watergate—Full Service, All-Inclusive Fee
MONTHLY COOP FEE: \$2,707.23

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

MONTHLY MORTGAGE PAYMENT: \$47.62
Underlying mortgage approx. balance: \$4,000

