



River Views, Sunsets & Spacious Living at Watergate South!

Enjoy sweeping river views and stunning sunsets from this expansive 1,381 sq ft one-bedroom, two-bath residence.

A wide balcony and floor-to-ceiling windows fill the spacious living room with natural light, while the generous primary bedroom offers ample closet space and comfort.

Additional perks include a dedicated storage room and one underground garage parking space.

1 GARAGE PARKING SPACE INCLUDED!

The Watergate-Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$2,960.87

The monthly fee covers all-inclusive living—property taxes, all utilities, HVAC maintenance, basic cable, internet, and parking.

UNDERLYING MORTGAGE PAYMENT: \$46.98

Underlying mortgage approx. balance:\$2,400

WATERGATE SOUTH AMENITIES ARE SECOND TO NONE:

24-hour front desk and doorman, outdoor saltwater pool with grilling area, newly renovated fitness center and community room, rooftop terrace, dog spa, beautifully landscaped gardens, and onsite shops and dining.

Unbeatable location with a high Walk Score—steps to the Foggy Bottom Metro, Kennedy Center, Whole Foods, Georgetown Waterfront, and more!



Over 50 Years of Real Estate Experience

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#1 ON-SITE WATERGATE SPECIALISTS!

THE WATERGATE RESIDENCES—MAKE NEW HISTORY!

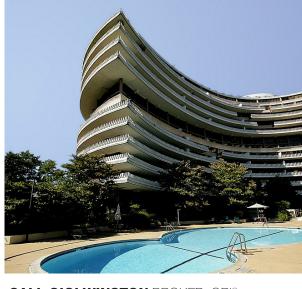
The Watergate is a historic residence, office, and hotel complex situated on ten acres of prime waterfront real estate in Washington, DC. Watergate is comprised of three luxury mid-century modern buildings with penthouse, one-level, duplex, and townhouse-style residences. Enjoy private balconies, terraces, 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 amenities. Enjoy a swim in the heated outdoor pool, and be pampered at the Watergate Salon. Treat yourself to the Watergate Pastry Shop or café. Conveniences include on-site Post Office, wine store, and dry cleaner. Take advantage of 24/7 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™



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#1 IN SALES, WASHINGTON, DC

A building that needs no introduction















