

# 315 WATERGATE SOUTH

**OFFERED AT \$425,000 INCLUDING PARKING**



## ***Spacious One-Bedroom with Full Service Watergate Luxury!***

- 932 square foot interior
- 1 bedroom, 1 bath
- 30-foot balcony and floor-to-ceiling windows along the entire perimeter with balcony access from both living room & bedroom
- Peaceful view of Watergate gardens & fountains
- Oak parquet flooring
- Freshly painted
- Ample closet space throughout, including walk-in closet in bedroom, plus additional storage room.

### **GARAGE PARKING SPACE INCLUDED!**

#### **The Watergate—Full Service, All-Inclusive Fee MONTHLY COOP FEE: \$1,544.95**

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

**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.



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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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*Over 50 Years of Real Estate Experience*

