

415 WATERGATE SOUTH

OFFERED AT \$599,000 INCLUDING PARKING



RENOVATED ONE-BEDROOM WITH FULL SERVICE WATERGATE LUXURY!

- Smartly renovated one-bedroom with 932 square foot interior
- 30-foot balcony and floor-to-ceiling windows along the entire perimeter with balcony access from both living room & bedroom
- Pretty view of Watergate gardens & fountains
- Open gourmet kitchen with quartz countertops, tiled backsplash, white cabinets, top-of-the-line appliances, and breakfast bar with beverage refrigerator
- Sparkling updated bath features large wood vanity with marble countertop, GROHE hardware, and walk-in shower with partial glass enclosure & custom tile surround
- Spacious master bedroom includes walk-in closet with built-ins
- Designer recessed lighting, cove lighting in master bedroom
- Ample closet space throughout, plus additional storage room
- Bosch washer/dryer

ONE GARAGE SPACE INCLUDED



Over 50 Years of Real Estate Experience

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(202) 333-4167
winstonre.com

#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



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: \$1,567.57

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

MONTHLY MORTGAGE PAYMENT: \$26.77
Underlying mortgage approx. balance: \$3,000

