

# 1412PR WATERGATE SOUTH

OFFERED AT \$490,000



## Bright & Spacious Watergate One-Bedroom

- Spacious 1 bedroom, 1 bath
- 904 square foot interior
- Long uncovered balcony across interior with floor-to-ceiling windows and a vista of sky and landscape
- Uncovered balcony offers great light
- Marble foyer
- Spacious marble bath
- Wide galley kitchen with plenty of cabinet space
- Iconic flooring
- Ample closet space, including walk-in closet with built-in shelving, plus additional storage room

### The Watergate—Full Service, All-Inclusive Fee

**MONTHLY COOP FEE: \$1,711.87**

Includes property taxes, utilities, Internet, cable, and maintenance of HVAC



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

**CALL GIGI WINSTON** BROKER, GRI®  
(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 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™**



**CALL GIGI WINSTON** BROKER, GRI®  
**(202) 333-4167**  
[winstonre.com](http://winstonre.com)

**#1 IN SALES, WASHINGTON, DC**

*A building that needs no introduction*

**W**  
**WINSTON REAL ESTATE**  
**W**

*Over 50 Years of Real Estate Experience*

