

OFFERED AT \$699,000 INCLUDING PARKING

# 1016 WATERGATE SOUTH

**FIREWORKS VIEW!**

## **SPACIOUS TWO-BEDROOM WITH VIEWS OF THE WASHINGTON MONUMENT!**

- Two bedrooms, two full baths
- 1,384 square foot interior
- Wide, tiled balcony and floor-to-ceiling windows along the perimeter—enjoy beautiful views of the cityscape, Washington Monument, and the Fourth of July fireworks!
- Oak parquet floors throughout
- State-of-the-art sliding doors glide open easily into second bedroom, offering floor plan versatility
- Coffee bar in living room with granite countertop, stainless steel undermount sink, and glass shelving
- Open kitchen features stone tile flooring, granite countertops, stainless steel undermount sink, plentiful cabinetry with glass-front upper cabinets, and convenient second entrance.
- Updated baths with master bath featuring new vanity & mirror; second bath with new pedestal sink
- Ample closet space including walk-in closets in each bedroom, plus additional storage room

### **GARAGE PARKING SPACE INCLUDED**

#### **MONTHLY COOP FEE: \$2,286.51**

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

#### **MONTHLY MORTGAGE PAYMENT: \$41.83**

Underlying mortgage approx. balance: \$4,400

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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 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.

Newly restored, The Watergate Hotel has re-opened with a full spa and fitness center, fine dining, and luxurious guest accommodations. Host your event at the Moretti Grand Ballroom, one of the hotel's elegant new meeting and event spaces.

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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*Over 50 Years of Real Estate Experience*



**THE KENNEDY CENTER**



**WATERGATE SOUTH FITNESS CENTER**



**FOGGY BOTTOM METRO STATION**



**NEARBY RESTAURANTS & SHOPS**

