

# 417 WATERGATE SOUTH

**OFFERED AT \$725,000 INCLUDING PARKING**



## ***Spacious Two-Bedroom & Den with Curved Corner Interior Plan and Unique Private Terrace***

- 2 bedrooms plus den, 2 full baths
- 1,735 square foot interior
- Dramatic curved living room, den area, and rare separate dining area!
- Floor-to-ceiling windows along the entire perimeter
- Over 1,000 square foot balcony extends around to create a large terrace area: great for outdoor living and entertaining
- Access to the balcony from every room
- Corner floor plan
- Large kitchen features granite countertops and plentiful cabinetry. Two entryways let in lots of natural light
- Spacious baths
- Luxurious marble primary bath with separate tub and shower
- Great closet space, plus additional storage room

### **ONE GARAGE SPACE INCLUDED**

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

##### **MONTHLY COOP FEE: \$3,369.29**

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

##### **MONTHLY MORTGAGE PAYMENT: \$55.73**

Underlying mortgage approx. balance: \$4,000

**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.



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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™**

*A building that needs no introduction*



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