

912 WATERGATE SOUTH



LARGE ONE BEDROOM WITH PEACEFUL GARDEN VIEWS - EXCELLENT VALUE!

- 826 sq ft interior 1 bedroom, 1 bath.
- Quiet setting with view of the garden, trees and courtyard.
- Floor-to-ceiling windows along the entire perimeter.
- Beautiful kitchen with lots of cabinet space.
- Large bedroom with plenty of light and serene views.
- Elegant bath with large vanity.
- Excellent closet space throughout, plus additional storage room!

OUTSTANDING VALUE IN A GREAT LOCATION!



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 amenities. Enjoy a swim in the heated outdoor pool, and be pampered at the Watergate Salon. 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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#1 IN SALES, WASHINGTON, DC



The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$1,334.94

Includes property taxes, all utilities, Internet, cable, maintenance of HVAC, and all building amenities.

UNDERLYING MORTGAGE PAYMENT: \$20.47

Underlying mortgage approx. balance: \$800

WATERGATE SOUTH AMENITIES INCLUDE

24-hour front desk & doorman service, outdoor saltwater pool & grill, newly renovated fitness center, newly renovated community room, beautifully landscaped gardens, roof terrace, guest suites, dog spa room, plus on-site shops & restaurants.

