

1404 WATERGATE SOUTH



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Over 50 Years of Real Estate Experience

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(202) 333-4167
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Best river view in the Washington DC area! Rare "On-the-Point" floor plan with spectacular river view.

- Over 3000 sq. ft. interior.
- A moving masterpiece! 2 bedroom and den, 2.5 baths.
- 120+ ft. long wrap around balcony, fantastic for entertaining and unforgettable views!
- Live on top of the river with a view that spans 3 bridges, The Kennedy Center, Lincoln Memorial, Roosevelt Island and the Georgetown waterfront. Watch crew boats along the river at dawn and spectacular skies at sunset.
- Floor to ceiling windows surround the dramatic interior with balcony access from every room.
- Extra large primary bedroom with generous walk in closet and spa bath with the best view in town!
- Second bedroom in opposite wing from primary bedroom offers privacy.
- Kitchen with access to balcony. Beautiful spacious separate dining room.
- Library/home office has handsome built-ins and serving bar.
- Washer/dryer hook up.
- Ample closet space throughout, plus additional storage room

THREE GARAGE SPACES INCLUDED

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.

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$7,827.96

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

MONTHLY MORTGAGE PAYMENT: \$126.91

Underlying mortgage approx. balance: \$8,800



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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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