

# 1007 WATERGATE SOUTH

**OFFERED AT \$749,000 INCLUDING PARKING**



## ***Rare Spectacular River View & Fantastic Sunsets!***

- Stunning direct views of the Potomac River, Key Bridge, Georgetown—and sunsets!
- Light-filled 1,338 square foot interior on a high floor
- One bedroom, 1.5 baths—with the square footage of a two-bedroom!
- Wide balcony and floor-to-ceiling windows along the entire perimeter
- Access to the balcony from each room
- Spacious open living room and dining area
- Iconic oak parquet floors
- Fantastic closet space, including enormous walk-in closet in primary bedroom, plus additional storage room

### **ONE GARAGE SPACE INCLUDED**

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

##### **MONTHLY COOP FEE: \$2,901.49**

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

##### **MONTHLY MORTGAGE PAYMENT: \$49.55**

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, plus on-site shops & restaurants.



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**(202) 333-4167**

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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 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 24/7 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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