

# 416 WATERGATE SOUTH



## FANTASTIC OPEN FLOOR PLAN WITH YOUR OWN ENORMOUS PRIVATE TERRACE

- Completely renovated ,1428 square foot interior with "MUST SEE": expansive private covered terrace, perfect for parties and zen weekends - accessible from both the living and private spaces.
- Quiet setting with garden and city views from the terrace.
- Large master suite with walk-in closet, large soaking tub, separate walk-in shower, and double sinks.
- Open kitchen and living room with designer lighting, great cabinets, stone counters, wood and lucite island, stainless steel appliances, and wet bar.
- New floor to ceiling windows leading to balcony/terrace.
- Second room has murphy bed for guests.
- Designer finishes throughout.
- Ample closet space plus additional storage room.

**1 UNDERGROUND GARAGE SPACE INCLUDED**

## MONTHLY COOP FEE: \$2,602.05

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



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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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