

# 1218 WATERGATE SOUTH



## ***Rare Corner Two Bedroom With Gorgeous River Views!***

- Come home to a rare corner residence with incredible river view and wrap around balcony. 2,304 sq ft interior.
- Floor to ceiling windows. Breathtaking river views of the Potomac river and northern Virginia skyline.
- Fireplace in living room. Inviting entry hall and gallery. Handsome wood flooring.
- Chef's kitchen with curved stone countertop so you can enjoy the view.
- Primary bedroom is set apart from the other bedrooms offering privacy.
- Featuring 2 bedrooms and a den plus a library which opens to the living area.
- Full sized washer dryer in laundry area.
- Tasteful baths and terrific primary bath with large walk-in shower.
- Exceptional closet space including enormous walk-in closets plus additional storage room.

## **1 GARAGE PARKING SPACE INCLUDED!**

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

#### **MONTHLY COOP FEE: \$6,280.12**

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

### **WATERGATE SOUTH AMENITIES INCLUDE**

24-hour front desk & doorman service, outdoor saltwater pool and grill, newly renovated fitness center, newly renovated community room, guest suites, 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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