

118 WATERGATE SOUTH



WATERGATE AMENITIES & A PRIVATE OUTDOOR SPACE ***Have the Best of Both Worlds!***

- Beautiful 1697 sq ft interior space- two bedrooms & den, 2.5 baths "townhouse-style" floor plan.
- Dine al fresco on your private patio/terrace with gas grill, convenient second entrance, and built-in planter.
- Spacious living room and dining area with entry onto the terrace.
- The interior is a book lover's dream with beautiful custom built-ins for books or display art.
- Floor-to-ceiling windows throughout. Juliet balconies on the second level.
- Bright kitchen with quartz countertops, extra large undermount sink, Kohler faucet, fine cabinetry with designer hardware, pantry storage and top appliances.
- Updated baths with Kohler fixtures. Master bath has a large vanity, with soaking tub and separate walk-in shower with glass enclosure. Tiled surround second full bath with large walk-in shower and features a laundry space with washer/dryer and storage/shelving area.
- Fantastic open den area on the upper level: approx. 400+ square foot work area with built-in shelving.
- Superior custom closet space throughout, including a large below-stairs storage space, plus additional storage room.
- Convenient ground-level entry with no waiting for an elevator. The gate entrance from your terrace making it easy to bring in groceries, or take a walk!

ONE UNDERGROUND GARAGE SPACE INCLUDED

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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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#1 IN SALES, WASHINGTON, DC



Over 50 Years of Real Estate Experience

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$3,342.17

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

FIRST UNDERLYING MORTGAGE PAYMENT: \$53.03

First underlying mortgage approx. balance: \$2,800

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, dog spa room, plus on-site shops & restaurants.

