

105 WATERGATE SOUTH



HAVE THE BEST OF BOTH WORLDS!

- "Townhouse" style floorplan offers a beautiful 1447 sq ft interior plus your own private outdoor terrace.
- 2 bedroom 2.5 baths with exceptional terrace and grill.
- Dine al fresco or walk to the saltwater outdoor pool from your private patio surrounded by gardens, fountains and the majestic Kennedy Center.
- Floor to ceiling windows throughout and spacious living room and dining area open to the terrace.
- Updated gourmet kitchen with quartz counters, custom cabinetry and recessed lighting.
- Modern spa baths with superb vanities.
- Spacious bedrooms with ensuite baths and walk-in closets.
- Teak hardwood floors on first level, oak parquet floors upstairs.
- Washer dryer included.
- Exceptional closet space including enormous walk-in closets plus additional storage room.
- Ground-level entry with no waiting for an elevator, convenient access to garage, and second entrance via terrace.

1 GARAGE PARKING SPACE INCLUDED!

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$3,274.89

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

MONTHLY MORTGAGE PAYMENT: \$50.20

Underlying mortgage approx. balance: \$2,000

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



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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