

# 421 WATERGATE SOUTH



**WINSTON REAL ESTATE**

*Over 50 Years of Real Estate Experience*

**CALL GIGI WINSTON** BROKER, GRI®  
(202) 333-4167  
[winstonre.com](http://winstonre.com)



### ***Perfect Floor Plan, World Famous Location!***

Excellent floor plan offers three spacious bedrooms, expansive living room, separate dining area, home office, breakfast/family room, open chef's kitchen, and fitness room.

Inviting 3,036 square foot interior with a great flow and smart features throughout—perfect for the way you live!

The functionality and entertaining space of a house plus the convenience of "lock-up-and-go" one-level living.

- 3 bedrooms plus home office, 3 baths plus powder room
- New floor-to-ceiling and picture windows span the entire perimeter
- 40-ft long private balcony ideal for entertaining and outdoor dining, plus a private "breakfast" balcony accessible from the primary bedroom suite. Both balconies feature wood decking
- Scenic views of the Watergate pool, gardens and fountains, Potomac River, and Kennedy Center
- Expansive living room featuring gas fireplace with Venetian plaster surround, large separate dining area
- Chef's kitchen is open to the spacious breakfast area/family room and features stainless steel and stone counters, custom cabinetry, glass tile backsplash, and large center island with bar seating
- Top appliances include an induction cooktop for gourmet cooking at its best, wall oven, Gaggenau grill, additional steam/convection oven, microwave, KitchenAid refrigerator, and Miele dishwasher
- Rare home office/library can be closed off with pocket doors or encompassed as part of the main living area
- Elegant powder room and entry foyer
- Handsome walnut flooring throughout the entertaining areas
- Designer recessed and cove lighting
- Hallway features a high glass interior window that offers natural light
- Second bedroom with well-appointed en suite bath
- Gracious primary bedroom suite features huge custom designed closet with extensive built-in storage
- Large primary bath with Capella tile, soaking tub, and separate walk in shower
- Bosch washer/dryer
- Outstanding closet space throughout
- Two additional storage rooms are included

**GARAGE SPACE #126 INCLUDED**



*Over 50 Years of Real Estate Experience*

**CALL GIGI WINSTON** BROKER, GRI®  
(202) 333-4167  
[winstonre.com](http://winstonre.com)

**TAKE A 3D VIRTUAL TOUR AT:  
[WINSTONRE.COM/421](http://WINSTONRE.COM/421)**









## 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 saltwater 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*



**CALL GIGI WINSTON** BROKER, GRI®  
**(202) 333-4167**  
**winstonre.com**

**#1 ON-SITE WATERGATE SPECIALISTS!**



*Over 50 Years of Real Estate Experience*

### **WATERGATE SOUTH AMENITIES INCLUDE**

24-hour front desk & doorman service, saltwater outdoor pool and grill, newly decorated lobby, fitness center, beautifully landscaped gardens, roof terrace, plus on-site shops & restaurants.

### **The Watergate—Full Service, All-Inclusive Fee MONTHLY COOP FEE: \$5,591.96**

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

### **MONTHLY MORTGAGE PAYMENT: \$98.08**

Underlying mortgage approx. balance: \$8,000

