

320 WATERGATE SOUTH



Model Condition Spacious One Bedroom Facing Toward River With Garden And Kennedy Center View!

- Large one bedroom with long and wide balcony. 941 sq ft interior in excellent condition.
- Beautiful and quiet setting with view of the Kennedy Center, gardens and fountains, and outdoor pool facing the Potomac river. Stunning view of the blossoms in spring!
- Gleaming parquet flooring. Large marble entry foyer. Living room even has space for a piano!
- Floor-to-ceiling windows & balcony along the entire perimeter. Entry onto the balcony from both the living room and bedroom. Refinished oak parquet floors throughout.
- Chef's kitchen with stainless steel appliances, deep stainless steel undermount sink, plentiful wood cabinetry, lots of counter space including breakfast bar, plus convenient service entrance.
- Bath with wide vanity, plenty of storage space, and walk-in shower with glass enclosure.
- Excellent closet space throughout, plus additional storage room.

1 GARAGE PARKING SPACE INCLUDED!

The Watergate—Full Service, All-Inclusive Fee MONTHLY COOP FEE: \$1973.02

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, beautifully landscaped gardens, roof terrace, 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.

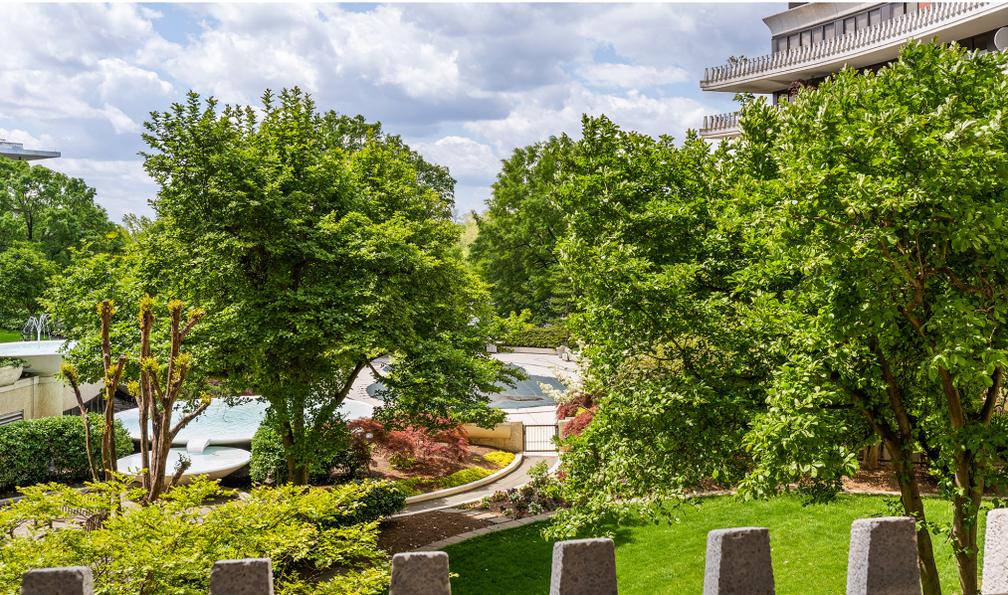
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