

421 WATERGATE SOUTH



Fantastic Two Bedroom And Den With Over 3000 ft² In Model Condition!

- This beautiful home offers the livability and entertaining space of a house with the convenience of one level "lock up and go" living. Excellent floor plan offers an inviting 3,036 sq ft. interior perfect for living and entertaining plus two balconies. 2 bedrooms with den.
- Newer floor to ceiling and picture windows span across the entire perimeter. Expansive living room and dining area with modern fireplace. 40 ft long private balcony for outside dining plus a second balcony perfect for a serene breakfast retreat. Scenic view of pool, gardens, Potomac River and Kennedy Center.
- Chef's kitchen with breakfast bar opens to eat in area, and pocket doors open to the living room/dining area. All new Wolf appliances including an induction cooktop for gourmet cooking at its best, steam oven, oven, microwave, refrigerator and dishwasher. Complete with stainless steel countertop and two large sinks with hot and cold filtered water.
- Custom Lutron lighting. Elegant powder room with built-in custom designed vanity and inviting entry. Beautiful walnut wood flooring. Raw silk draperies. Enormous well designed custom closet space throughout as well as two additional storage areas. Lots of art display space with accent lighting and sun protection treatment on windows. Built-in custom designed bookcases. Finger pad wall safe. Sonos sound system throughout.
- Huge primary bedroom suite with extra seating area, custom walk-in closet with built-in shelving and dresser, and access to the second balcony. Spa baths with beautiful tiling and appointments. Den offers limitless possibilities for a game room or fitness area. Hallway features a high glass interior window.
- Bosch washer dryer included.

2 PRIVATE UNDERGROUND PARKING SPACES INCLUDED!



Over 50 Years of Real Estate Experience

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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



**The Watergate—Full Service, All-Inclusive Fee
MONTHLY COOP FEE: \$6,397.68**

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

UNDERLYING MORTGAGE PAYMENT: \$98.08
Underlying mortgage approx. balance (final payment due 2030): \$4,200

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.

