

1121/1120 WATERGATE SOUTH



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THE PINNACLE OF LUXURY LIVING

This one of a kind waterfront residence created by renowned architect Rui Ponte offers tasteful contemporary style combined with the Watergate's timeless location and vantage points to offer the pinnacle of luxurious living and entertaining. The 3,891 sq ft home boasts a breathtaking Potomac River vista and light filled southwest views of Kennedy Center, skyline, and Roosevelt Island.

The floor plan offers 3 Bedrooms plus a home office/study, four baths, and an elegant powder room, formal dining area, a spacious living room and a second living area. There are two stunning gourmet chef's kitchens which offer the perfect setting for formal or informal, whether you have cocktails and hor d'oeuvres before the formal dinner, or a family gathering place to watch the game.

- Grand entry foyer with mirrored doors open to the luxurious living area and spectacular views.
- Floor to ceiling windows and long balconies for dining al fresco
- Main kitchen features Neff cabinetry, Absolute black granite counters, 2 Miele ovens, heating drawer, cooktop and dishwasher, Bosch hood, Subzero refrigerator, Macassar ebony island with Carrera marble counter and crystal pendant accent lighting, a trio of sliding and stacking frosted glass and wood doors that open to the dining area.
- Sublime Second kitchen with black granite countertop, fantastic stainless cabinets, Samsung double oven and microwave, Subzero refrigerator, Thermador dishwasher. Hardwood flooring by Classi floors.
- Silent Gliss automatic window treatments, Control4 intelligent home control system, stealth acoustics stereo speakers in living room, dining room and primary bedroom. Custom lighting.
- Contemporary baths featuring carrera marble, DornBracht fixtures, wenge and ebony cabinetry.
- Primary bath has a heated floor, large walk-in shower and a separate sculptured matt finish tub.
- Spacious Primary bedroom has privacy from the rest of the interior space and features elegant wenge and ebony nightstands and a superior custom closet.
- The rotunda offers a natural transition from public space to private and echoes the curved elements of the outdoor space.
- Enormous well designed custom closet space throughout and additional storage areas.

THREE PRIVATE GARAGE SPACES INCLUDED



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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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—Full Service, All-Inclusive Fee MONTHLY COOP FEE: \$8,784.07

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

UNDERLYING MORTGAGE PAYMENT: \$38.35 Underlying mortgage approx. balance: \$1,700

