

# 1119 WATERGATE SOUTH

**OFFERED AT \$1,090,000 INCLUDING PARKING**



## ***Larger Than Most Two-Bedrooms with a Direct Potomac River View!***

- Light-filled one-bedroom, two full baths with a direct Potomac River view
- Larger than most two-bedrooms—1,467 square foot interior with a wide balcony that extends your space
- Balcony and floor-to-ceiling windows along the entire perimeter
- Huge, bright living room and dining area with electric fireplace
- Enjoy plenty of natural light and stunning direct Potomac River views!
- Marble entry foyer and baths
- Washer/dryer
- Exceptional closet space, plus additional storage room

## **GARAGE SPACE INCLUDED!**

## **The Watergate—Full Service, All-Inclusive Fee MONTHLY COOP FEE: \$3,252.16**

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

**WATERGATE SOUTH AMENITIES INCLUDE** 24-hour front desk & doorman service, saltwater outdoor pool and grill, fitness center, beautifully landscaped gardens, roof terrace, dog spa room, plus on-site shops & restaurants.

**CALL GIGI WINSTON** BROKER, GRI®

**(202) 333-4167**

**winstonre.com**

**#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 saltwater 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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**WINSTON REAL ESTATE**  
*Over 50 Years of Real Estate Experience*

