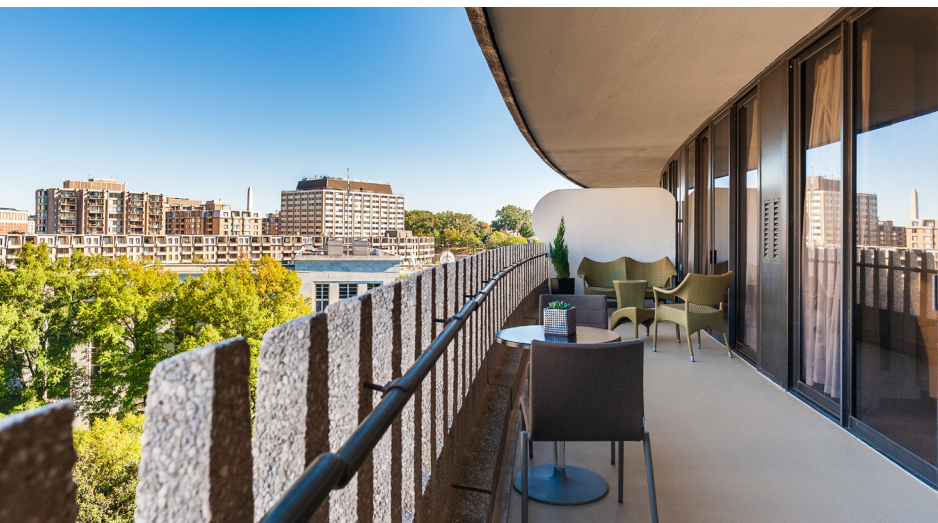


1216 WATERGATE SOUTH



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IMPECCABLE NEW RENOVATION

- Designed with the finest luxury finishes and meticulous attention to detail
- 1,384 SF interior, two bedrooms, two baths
- Wide balcony & floor-to-ceiling windows along the perimeter—enjoy beautiful views of the cityscape and Washington Monument
- All new high-end Lumens lighting throughout
- Wide-plank, top quality Hallmark hardwood floors
- Marble entry foyer
- Spacious living room and dining area featuring textured accent wall, dry bar with light stone backsplash, Cambria quartz countertop, and custom cabinets

CHEF'S KITCHEN DESIGNED FOR ENTERTAINING

- Gourmet open kitchen with Scavolini cabinetry, Cambria quartz countertops, marble floor, and stone backsplash
- Large center island with breakfast bar and luminous stone accent pillar
- Top-of-the-line appliances including Miele refrigerator, Jenn-Air gas range & inset microwave, and Summit dishwasher

SPARKLING BATHS

- Exquisite baths with Kohler & Pfister fixtures, Restoration Hardware cabinetry & mirrors, Calacatta marble floors
- Master bath also features Calacatta marble floor & tile surround, double sink, large soaking tub, and separate walk-in shower with glass enclosure.
- Second bath also features ceramic tile surround with custom-designed Brazilian tile accent wall.
- Excellent closet space throughout featuring frosted glass sliding doors, plus walk-in closets in each bedroom with new interior lighting
- All new hardware throughout, with Avalon contemporary door handles
- Calico window treatments
- Additional storage room

GARAGE SPACE #120 INCLUDED

MONTHLY COOP FEE: \$2,532.21

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

WATERGATE SOUTH AMENITIES INCLUDE 24-hour front desk & doorman service, salt-water outdoor pool, fitness center, beautifully landscaped gardens, roof terrace, plus on-site shops & restaurants.



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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 salt-water 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-hour 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™**



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WATERGATE SOUTH GARDENS



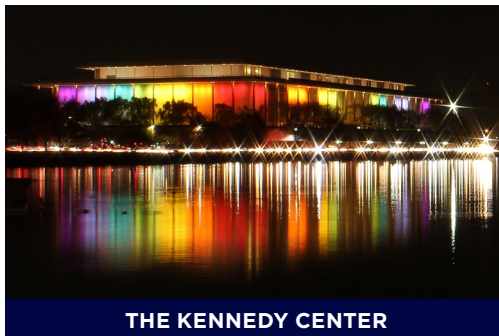
WATERGATE SOUTH POOL



WATERGATE SOUTH FITNESS CENTER



GEORGETOWN WATERFRONT



THE KENNEDY CENTER



FOGGY BOTTOM METRO STATION



VIEWS FROM THE WATERGATE HOTEL ROOFTOP