

321 WATERGATE SOUTH



Rare and Spacious 3 Bedroom at The Watergate!

- 3 bedrooms, 3.5 baths. 3036 Sq. ft. with windows across entire perimeter.
- Wide balconies. Facing toward river and Kennedy Center in a tree and courtyard setting.
- Gracious entry leads to living room and kitchen.
- Spacious open living room and dining area with extra seating areas.
- Table space gourmet kitchen with Snaidero cabinetry.
- Large primary bedroom, second bedroom with en-suite bath.
- Washer/dryer hook up possible.
- Exceptional closet space including enormous walk-in closets and additional storage room.

2 PARKING SPACES INCLUDED!



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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™**



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#1 IN SALES, WASHINGTON, DC

A building that needs no introduction

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Over 50 Years of Real Estate Experience

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$6,124.55

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, saltwater outdoor pool and grill, fitness center, beautifully landscaped gardens, roof terrace, dog spa room, plus on-site shops & restaurants.

