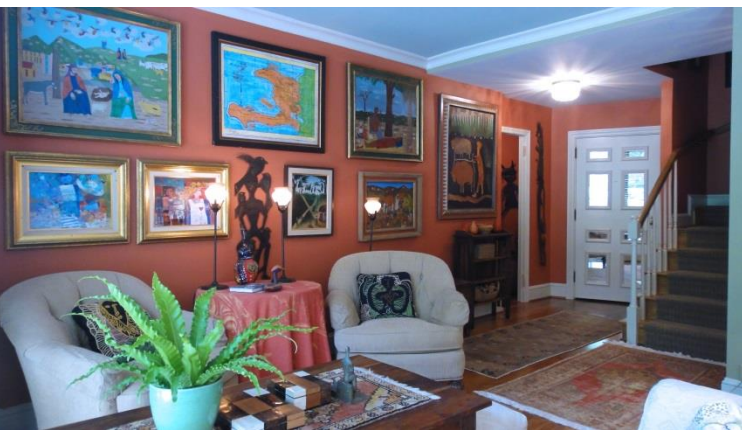




# 105 WATERGATE SOUTH



**W**  
WINSTON REAL ESTATE  
**W**  
*Over 40 Years of Real Estate Experience*

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(202) 333-4167 | [watergateapartments.com](http://watergateapartments.com)

## THE WATERGATE amenities are boundless

Enjoy a swim in the outdoor heated pool. Be pampered in the Watergate Salon. Treat yourself to the famous Watergate Pastry Shop. Stroll downstairs for dinner. Take in a boat ride, dinner or a movie at the Georgetown waterfront. It's a few steps to the Kennedy Center for a concert or theatre performance, to a coffee at the Embassy, and the Foggy Bottom neighborhood farmer's market or Whole Foods Market. It's a full service luxury residence.

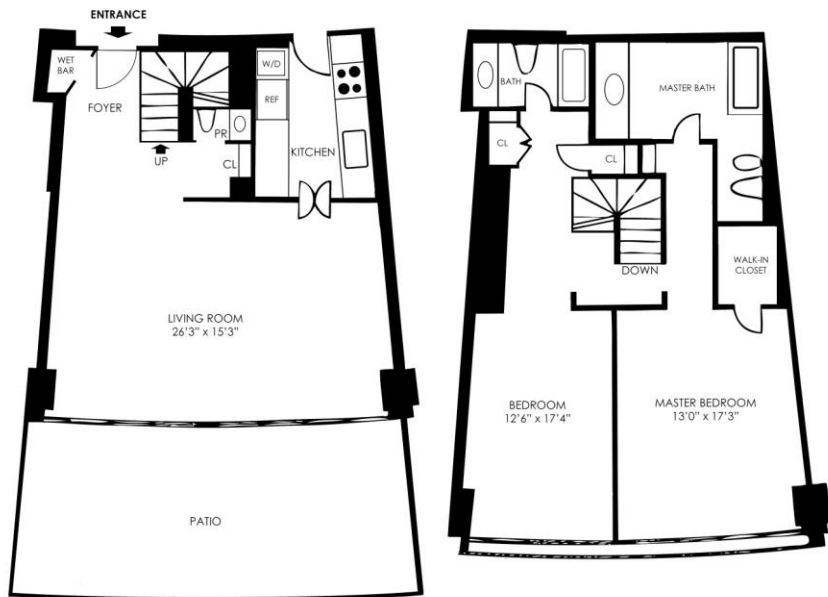
Other conveniences include on-site post office, florist, pharmacy, restaurants and more just downstairs in the Watergate complex. All this on 10 acres of gardens and fountains situated between the Kennedy Center and Georgetown Waterfront. 24 hour concierge service, doorman service, heated outdoor pool, shopping, restaurants, 2 blocks to Foggy Bottom Metro.

COME FOR THE VIEW  
STAY FOR THE CONVENIENCE!



## Offered at \$699,000 Including parking

- 2 bedrooms, 2 baths plus powder room
- 2 level floorplan with 1,447 sq. feet of living space
- Huge private patio/garden with gas grill hook-up, easy access to pool from patio gate
- Floor-to-ceiling windows and scenic vista of fountains, garden, pool, river & Kennedy Center
- Teak flooring on first level
- Updated kitchen with granite counters and backsplash, stainless steel appliances including Advantium/convection oven, in ground sink, & polished wood cabinetry
- Decorator details, moulding & 6 1/2" baseboards
- Bosch washer/dryer
- Underground garage space #184 (near entrance)



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### FINANCIAL INFORMATION

MONTHLY COOP FEE ..... \$2,626.<sup>20</sup>  
(includes maintenance, property taxes & utilities)

MORTGAGE FEE ..... \$ 90.<sup>11</sup>

UNDERLYING MORTGAGE BALANCE (approx.) ... \$ 6,500



To learn more, visit our web site or scan the code with a smart phone.

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