

# 101 WATERGATE SOUTH



**W**  
WINSTON REAL ESTATE  
**W**

*Over 50 Years of Real Estate Experience*

**CALL GIGI WINSTON** BROKER, GRI®  
(202) 333-4167  
[winstonre.com](http://winstonre.com)

### ***Stunning Interior, Watergate Amenities, and a Private Outdoor Space!***

No expense spared renovation to the ideal Watergate floor plan! An entertainer's dream! Hard to find 3-bedroom with 3.5 bath townhouse at The Watergate. Rare first-floor bedroom with gorgeous en suite full bath. A massive 2,295 square feet of living space plus a 700 sq ft private terrace with direct access to the pool. This unit includes great outdoor space with possible integrated gas grill hookup ideal for entertaining and outdoor living. The open floor plan includes a brand-new gourmet kitchen with elite level appliances with gorgeous hand painted tile from Spain, brand new high end hardware, even an integrated breakfast bar. A Wolf oven and Zephyr range hood accompany the stainless steel refrigerator and microwave. Custom cabinetry and built-ins throughout the chef's kitchen provide for both extra storage and organization. The townhome's extra wide living room boasts a well-appointed dining area and large fireplace with a custom carved mantle and marble surround. Brand new custom hardwood flooring spans throughout accented by Italian Murano glass sconces, Floor to ceiling windows span the entire unit and allow natural light to bathe the interior and provide panoramic access to serene garden setting and resort style pool.

The 3.5 bathrooms feature exquisite tile, natural stone, Carrera marble, state of the art vanities, lighted mirrors, designer hardware & custom lighting. The grand and impressive entry foyer is highlighted by polished porcelain flooring and sets the stage for the details throughout. A powder room is located just off the foyer next to the entertaining, dining, and living areas so there is no need for guests to enter the private bedroom areas on the second floor. The primary bath includes exclusive features such as an air jet tub and separate marble shower. The second bath features a custom tub and renowned artist, Hunt Slonem, custom wallcoverings. Closet space is not an issue in this spacious townhome. Fantastic storage space and custom built-in closets throughout.

To add to the list of hard-to-find features in this world-class residence, a coveted, and separately deeded, parking space accompanies the unit. Super convenient all-inclusive Co-op fee includes property taxes, ALL utilities including cable, the maintenance of HVAC systems and valet services only available at the exclusive Watergate. Privileges of Watergate ownership included with a residence are: 24-hour front desk service, beautifully maintained oversized pool, lush landscaping, fitness center, roof terrace, community room, and a multitude of on-site shops and restaurants.

The famed Watergate is a block from the Kennedy Center, minutes to the Georgetown Waterfront, Foggy Bottom Metro, Watergate Hotel & Spa, and restaurants, Whole Foods & more! Seize this unique opportunity to own a newly renovated, no expense spared, spacious unit at the quintessential place to live inside the beltway. Move in ready units are hard to find! Designer furnishings custom made for the unit may be available to purchase from the owner.

**ONE GARAGE SPACE 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 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*



**CALL GIGI WINSTON** BROKER, GRI®  
**(202) 333-4167**  
**winstonre.com**

**#1 ON-SITE WATERGATE SPECIALISTS!**

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

### WATERGATE SOUTH AMENITIES INCLUDE

24-hour front desk & doorman service, saltwater outdoor pool and grill, newly decorated lobby, fitness center, landscaped gardens, roof terrace, dog spa room, plus on-site shops & restaurants.

### The Watergate—Full Service, All-Inclusive Fee MONTHLY COOP FEE: \$5,118.65

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

### MONTHLY MORTGAGE PAYMENT: \$81.22

Underlying mortgage approx. balance: \$5,300

