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WATERGATE SOUTH

Offered at: \$750,000 Including Parking



- **Beautiful remodeled interior with serene river & garden view**
- Spectacular 1 bedroom, 2 full bath residence
- Spacious 1,500 sq. ft floor plan perfect for living and entertaining
- Unforgettable views of the Potomac River, pool & gardens
- Wide private balcony with access from every room
- Floor-to-ceiling windows flood the apartment with light
- Living room features a unique curved wall with accent cove lighting, custom inset ceiling, and a built-in shelving unit
- Limestone surround along perimeter of the living room floor
- Premium integrated sound system
- Custom recessed lighting throughout with accent art & sculpture lighting in living room, bedroom and bath
- Completely remodeled master bath with limestone vanity counter, wall and floor tile, contemporary fixtures, fantastic deep soaking tub and a separate glass-enclosed shower
- Large master suite with ample hidden storage and pull-out table
- Master suite dressing area features an exquisite vanity with 2 walls of easy-sliding drawers, an enormous walk-in closet and custom shoe closet
- Updated kitchen with marble pyramid design backsplash, marble mosaic floor inlay, and fine cabinetry including a wide back-wall pantry
- Stacked washer/dryer
- Additional underground storage
- **Includes one garage parking space #68**



Over 50 Years of Real Estate Experience

Call Gigi Winston - Broker/Realtor®
(202) 333-4167 | winstonrealestate@winstonre.com



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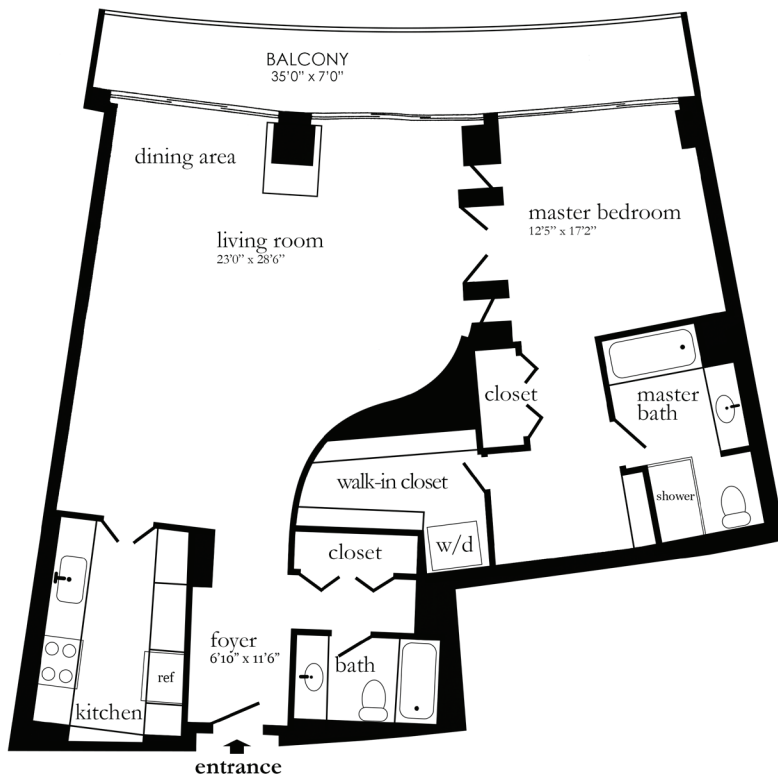
WATERGATE SOUTH

THE AMENITIES ARE BOUNDLESS

The Watergate boasts a number of conveniences and amenities. Here you can enjoy a swim in one of 3 outdoor heated pools surrounded by lush gardens and fountains, dine at one of several on-site restaurants, treat yourself to a dessert from the famous Watergate Pastry Shop and be pampered at the Watergate Salon. Residents are also offered 24-hour concierge service, an on-site CVS/Pharmacy, Post Office and Public Library, while a concert or theatre performance at the world-renowned Kennedy Center is just a few steps away. In addition, the luxurious 343-suite Watergate Hotel (opening Summer, 2015) will feature a first-class spa, a 350-person rooftop bar and lounge, an upscale French-American restaurant and over 17,000 sq.ft of meeting space including a 7,000 sq.ft ballroom.

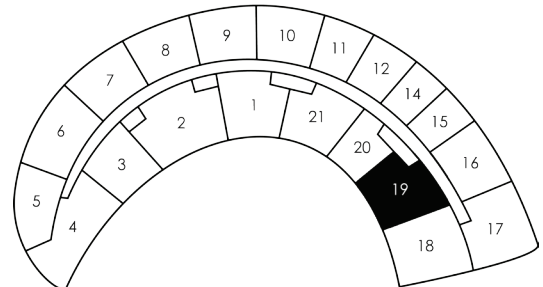
The Watergate is conveniently located within just a few blocks of the Metro stop, Foggy Bottom farmer's market and several grocery stores including Whole Foods Market and Trader Joe's. This complex also brings you closer to the beautiful, newly redeveloped Washington Harbour, where you can enjoy a fine meal or share a few drinks at the Sequoia or one of other riverfront restaurants, catch a movie, take a boat ride down the Potomac or just sit back by the fountains, which are converted into a public ice rink in the winter.

Living in a Watergate residence can put all of these conveniences right at your doorstep!



FLOOR PLAN IS APPROXIMATE

Watergate's unique landscape design features 7 gardens, tri-level park, fountains, promenades, and open-air shopping area. Along with the building's graceful architectural elements, they incorporate Architect Luigi Moretti's innovative idea of bringing the country to the city. This creates a natural flow from the building's singular style to the expansive banks of the Potomac, and makes all of Watergate's amenities easily accessible via carefully planned walkways, both above and below ground.



FINANCIAL INFORMATION

MONTHLY ASSOCIATION FEE \$2,488 ⁰⁶

* UNLIKE CONDO OR HOA FEE, THIS MONTHLY COOP FEE INCLUDES PROPERTY TAXES, ALL UTILITIES, PARKING, HVAC MAINTENANCE, RCN DIGITAL CABLE TV PACKAGE AND 25 Mbps HIGH SPEED INTERNET

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