

1010 WATERGATE SOUTH



Step Into A Stylish And Sophisticated Interior, Designed By Renowned BOWA Builders!

- 1,338 ft² floor plan with finishes and design reminiscent of a luxurious yacht - highlighted by beautiful Italian "boat" flooring in the gourmet kitchen and spa baths.
- New floor-to-ceiling windows and the freshly painted long balcony extend across the perimeter offering a river view vista. The floor-to-ceiling windows have a double opening that bring the outside in.
- The superb open kitchen features floating wood shelves with under-mount lighting, a breakfast bar, stunning Silestone counters and backsplash, custom lighting, Kohler brass hardware, and stunning cabinetry. All new appliances include a Bosch range, wine cabinet by Wine Enthusiast, and built in gourmet coffee maker.
- The spacious primary bedroom has a huge custom walk-in closet plus additional storage and closet space.
- The primary bath allows you to sail away in luxury, featuring a custom wood vanity with plentiful storage and double sinks, a shower with a teak bench, Toto Washlet and stunning tile surrounding the sinks and shower.
- Both baths feature Dekton countertops, Kohler lighted vanities, Kohler medicine cabinets, Kohler brass hardware, and spa showers with both rain shower and handheld fixtures.
- The second bath features a handsome wood vanity as well and an outstanding tile surround.
- The second bedroom is completely versatile - a state-of-the-art hidden bed system with desk and shelving turns into a fold down bed with the ease of swivel action. The finish is light wood and even offers closet storage. This is the perfect home office by day, and bedroom by night. The desk drops down or folds in when not in use. The second bedroom also has a large walk-in custom closet.
- Both bedrooms offer custom shades.
- Recessed and cove dimmable lighting throughout. Italian marble entry. Storage room included.

1 UNDERGROUND GARAGE PARKING SPACE INCLUDED!

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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™**

A building that needs no introduction



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#1 IN SALES, WASHINGTON, DC

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WINSTON REAL ESTATE
Over 50 Years of Real Estate Experience



The Watergate—Full Service, All-Inclusive Fee
MONTHLY COOP FEE: \$2,997.43
Includes property taxes, all utilities, Internet, cable, maintenance of HVAC, underground garage parking, and all building amenities.

UNDERLYING MORTGAGE PAYMENT: \$45.95
Underlying mortgage approx. balance: \$1,900

WATERGATE SOUTH AMENITIES INCLUDE
24-hour front desk & doorman service, outdoor saltwater pool & grill, newly renovated fitness center, newly renovated community room, beautifully landscaped gardens, roof terrace, guest suites, dog spa room, plus on-site shops & restaurants.

