

1109 WATERGATE SOUTH



Renovated River View Residence!

- 1338 square feet. 1 bedroom, 1 & 1/2 bath.
- Over 35 foot long balcony across entire perimeter facing the Potomac River and Georgetown waterfront.
- New energy efficient floor-to-ceiling windows.
- Separate dining area and den space.
- Two Dimplex Revillusion 36" electric fireplaces with marble surround and remote control feature.
- Gourmet kitchen with Quartzite (Stella Maestro) counters, back splash and integrated sink, GE Monogram appliances, Kraft Maid cabinetry, beautiful fixtures.
- Superbly appointed baths featuring stunning marble walls, granite counters with integrated Cambria sinks, large vanities and hand picked hardware. White cabinetry storage in second bath and designer flooring. Primary bath features spa shower, marble flooring.
- Ample Custom California closet systems.
- New Marvin interior doors and crown molding.
- Light refinished oak parquet floors. Additional storage room.

ONE GARAGE SPACE INCLUDED



The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$3,082.55

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

FIRST UNDERLYING MORTGAGE PAYMENT: \$48.91

First underlying mortgage approx. balance: \$3,000

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, dog spa room, plus on-site shops & restaurants.



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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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