

# 1208/1209 WATERGATE SOUTH



Step into your Watergate home! Designed by architect Winthrop Faulkner, this classic interior offers the feel and spaciousness of a house with the convenience of living at the Watergate! The spectacular Potomac River view and inviting balcony are the icing on the cake. This beautiful home is situated between the Kennedy Center and the Georgetown Waterfront.



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**Call Gigi Winston - Broker, GRI®**

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**#1 IN SALES IN WASHINGTON DC!**



Step into your Watergate home!



- Potomac River and sunset view from every main room.
- Three bedroom plus office, three baths.
- 2,676 square foot interior with sought-after separated bedroom floorplan.
- Long, wide balcony and NEW state-of-the-art floor-to-ceiling windows
- Distinctively patterned beautiful oak flooring in entertaining areas.
- Sophisticated entry with classic octagon shaped vestibule, wood detailing in floor, recessed art displays, circular ceiling with recessed lighting, accents.
- Custom classic trim detailing, recessed lighting, moulding and chair railing, and high baseboards throughout.
- Pillars smartly separate the spacious living room from the open dining area.
- Large master suite with dressing area, built-in dresser, vanity, 2 full baths, space-saving pocket sliding doors, and 2 walk-in closets with custom built-in storage.
- 2nd bedroom with built-in bookcases and pocket sliding doors leading to master suite.
- Third bedroom with built-in shelving and file cabinets
- Functional office with built-in desk, file cabinets, and storage
- Large table-space chef's kitchen, GE Profile oven and cooktop, built-in GE microwave, Subzero refrigerator, ceramic tile flooring, tile backsplash.
- Pantry/utility area with Bosch washer & dryer
- Enormous silver closet
- "Tool" and hobby area, wine storage
- Ample storage space throughout with double-sized additional storage room
- Speaker system
- **Two underground parking spaces #170 & 171**



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FINANCIAL INFORMATION

**MONTHLY COOP FEE** ..... **\$5,014.69**

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

**MONTHLY UNDERLYING MORTGAGE FEE**.....**\$100.36**

BASED ON APPROX 13,000 UNDERLYING MORTGAGE BALANCE TO BE PAID OFF OCTOBER 2030.

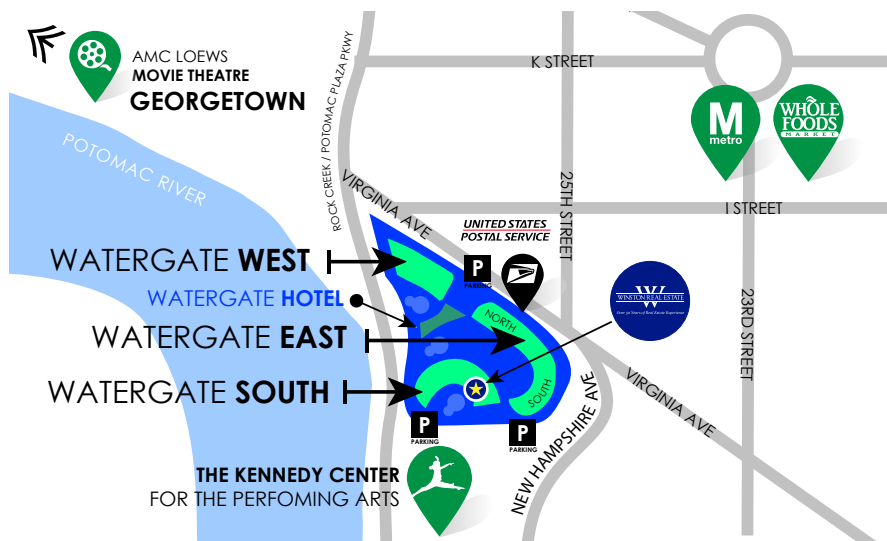


# THE WATERGATE AMENITIES ARE BOUNDLESS

The Watergate is a historic cooperative residence, office and hotel complex situated on 10 acres of prime water front real estate in Washington, DC. Watergate South, East and West residential buildings together account for 640 luxury apartments, some of which feature penthouse and town-house style floor plans, private balconies, terraces and sweeping panoramic views of the Potomac River and DC monuments.



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## COME FOR THE VIEW STAY FOR THE CONVENIENCE

The Watergate boasts a number of conveniences and amenities. Here you can enjoy a swim in one of three outdoor heated pools, surrounded by lush gardens and fountains, dine at one of several on-site restaurants, treat yourself to a desert at the famous Watergate Pastry Shop and be pampered at the Watergate Salon. Residents are also offered 24-hour concierge service, doorman service, and underground private parking. A self contained "city within a city", residents can take advantage of the on-site CVS/ Pharmacy, Post office and many other conveniences.

In addition the luxurious new Watergate Hotel will feature a first-class spa with in door pool, 3 restaurants including a rooftop lounge, plus 17,000 sq ft meeting space and a 7,000 sq ft ball room.

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 the 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. Enjoy a concert or theatre performance at the world-renowned Kennedy Center next door.



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