



# 101 WATERGATE SOUTH

**OFFERED AT \$1,050,000 INCLUDING PARKING**



## HAVE THE BEST OF BOTH WORLDS WATERGATE AMENITIES & A PRIVATE OUTDOOR SPACE

- Quiet garden setting facing the Potomac River & Kennedy Center, just steps away from the salt-water outdoor pool
- Three bedrooms, three baths plus powder room
- 2,295 square foot interior
- One of the bedrooms is on the main level, with ensuite bath and entry onto the terrace
- Yard-size private terrace with gas grill hook-up, built-in planters, convenient second entrance, and a huge space for entertaining!
- Floor-to-ceiling windows throughout
- Oak parquet floors
- Spacious living room and dining area open to the terrace
- Large functional kitchen with plenty of cabinet space, stainless steel appliances, and service entrance
- Washer/dryer hook-up
- Excellent closet space throughout, including huge below-stairs storage area, plus additional storage room
- Easily accessible: ground-level entry with no waiting for an elevator, convenient access to garage, and second entrance via terrace with quick access to gardens & pool

### **GARAGE SPACE #162 INCLUDED**

#### **MONTHLY COOP FEE: \$4,439.34**

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

#### **MONTHLY MORTGAGE PAYMENT: \$81.22**

Underlying mortgage approx. balance: \$9,000



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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 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 conveniences and amenities. Enjoy a swim in the salt-water outdoor pool, and be pampered at the Watergate Salon. Treat yourself to the famous Watergate Pastry Shop. Stop by the on-site CVS Pharmacy or Post Office. Take advantage of 24-hour concierge service, doorman service, and private underground parking.

Newly restored, The Watergate Hotel has re-opened with a full spa and fitness center, fine dining, and luxurious guest accommodations. Host your event at the Moretti Grand Ballroom, one of the hotel's elegant new meeting and event spaces.

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™**



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