

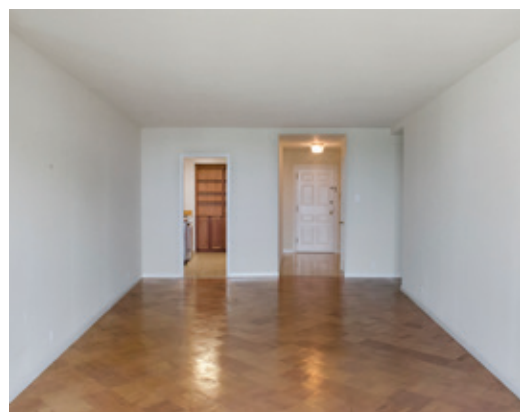
1220

WATERGATE SOUTH

Offered at: \$425,000 Including Parking



- Updated 1 bedroom, 1 full bath residence
- Spacious 919 sq. ft. living space
- Stunning direct view of the Potomac River, pool and gardens
- Wide private balcony with access from living room and bedroom
- Floor-to-ceiling windows across entire residence allow lots of light
- Beautifully renovated bath with custom vanity, new floor and wall tiles and updated lighting and fixtures
- Updated kitchen with custom cabinets and floor tile
- Ample closet space throughout
- Additional storage space available
- **Includes underground parking space #79**



Over 50 Years of Real Estate Experience

FINANCIAL INFORMATION

MONTHLY COOP FEE \$1,838 ¹⁸
(INCLUDES MAINTENANCE, PROPERTY TAXES, PARKING & UTILITIES)

MONTHLY MORTGAGE PAYMENT \$63 ⁹²
(BASED ON UNDERLYING MORTGAGE BAL. OF APPROX. \$4,000)

Call Gigi Winston - Broker/Realtor®
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1220

WATERGATE SOUTH

THE WATERGATE AMENITIES ARE BOUNDLESS

The Watergate is a historic complex situated on 10 acres of prime real estate on the edge of Washington, DC. Watergate South, East and West residential buildings together account for 750 luxury apartments, some of which feature penthouse and townhouse-style floor plans, private balconies and sweeping panoramic views of the Potomac River and DC monuments.

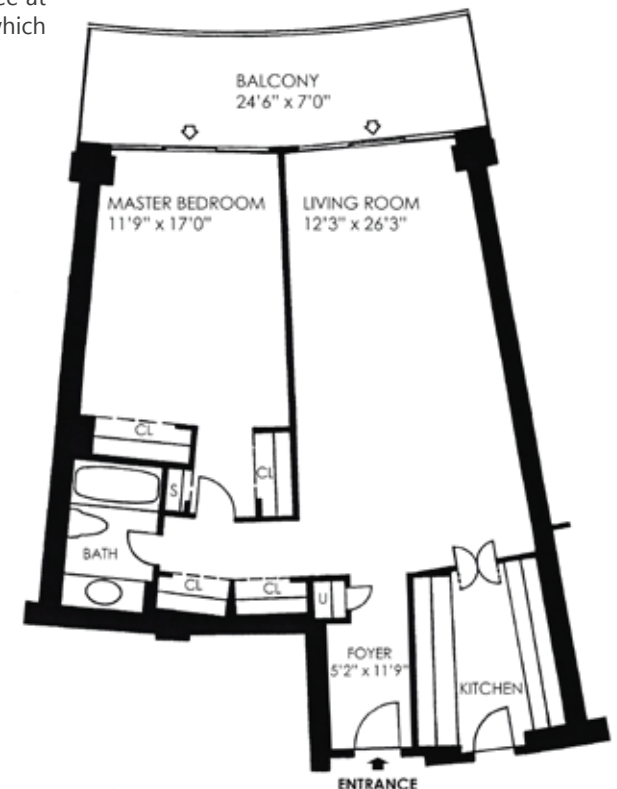
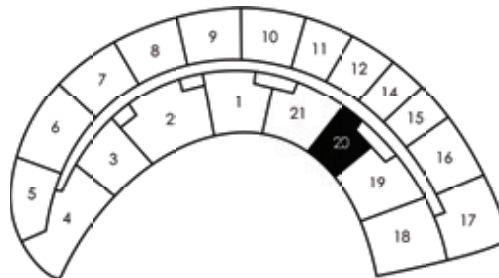
Here you can enjoy a swim in the outdoor heated pool, be pampered in the Watergate Salon, dine at the new Ancora restaurant or treat yourself to a dessert from the famous Watergate Pastry Shop. Take in a boat ride, dine out, enjoy a movie at the AMC theatre or take a coffee break at the Swedish Embassy located at the nearby Washington Harbour. A concert or theatre performance at the Kennedy Center is just a few steps away, while the farmer's market or Whole Foods Market are a quick stroll through the quaint Foggy Bottom neighborhood. At the end of the day, you can simply relax in your luxury Watergate home and take in the gorgeous DC river view and cityscape.

The Watergate boasts first class conveniences and amenities. Each of the residential buildings offers a separate garden with fountains and an outdoor heated pool. In addition, residents enjoy 24-hour concierge service, an on-site CVS/Pharmacy, Post Office, PNC Bank and a selection of restaurants, shops and salons. The Kennedy Performing Arts Center, Whole Foods Market, and Foggy Bottom Metro stop are just a short walk away.

The Watergate is a cooperative apartment complex and is conveniently located within minutes of the newly reconstructed, beautiful Georgetown Waterfront, where you can enjoy a fine meal or share a few drinks at the Sequoia or any of the other waterfront restaurants, grab a coffee at the Swedish Embassy or just sit back by the fountain, which becomes a public ice rink in the winter.

Watergate's unique landscape design features seven gardens, tri-level park, several fountains and 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 River, and makes all of Watergate's amenities easily accessible by means of carefully planned walkways, both above and below ground.

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



FLOOR PLAN IS APPROXIMATE



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