

120 WATERGATE SOUTH

OFFERED AT \$975,000 INCLUDES PARKING



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

- Three bedrooms, two baths plus powder room
- 2,294 square foot interior
- Yard-size brick private terrace with gas grill, built-in planters, convenient second entrance, and lots of space for entertaining!
- Spacious living room and dining area with entry onto the terrace
- Floor-to-ceiling windows throughout
- Oak parquet floors
- Open kitchen with granite countertops, stone tile backsplash, wood cabinetry, and wine refrigerator
- Large bedrooms with plenty of closet space
- Washer/dryer with adjacent walk-in closet
- Fantastic closet space throughout, plus additional storage room
- Easily accessible: ground-level entry with no waiting for an elevator, second entrance via terrace, and convenient access to garage

GARAGE SPACE #221 INCLUDED



MONTHLY COOP FEE: \$3,986.91

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

MONTHLY MORTGAGE PAYMENT: \$76.71

Underlying mortgage approx. balance: \$8,000

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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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