

# 1118 WATERGATE SOUTH

OFFERED AT \$2,195,000 INCLUDING PARKING



## ONE-OF-A-KIND CORNER RESIDENCE WITH DIRECT POTOMAC RIVER VIEW & WRAP-AROUND BALCONY!

- Spectacular, sunny, and spacious! Rare corner 3 BR, 2.5 BA
- 1,908 square foot interior
- Sought-after floor plan with large master suite and separate "wing" for privacy from two other bedrooms.
- Incredible wrap-around balcony with mesmerizing views of the Potomac River, pool, and Roosevelt Island
- New double-pane floor-to-ceiling windows wrap around the entire perimeter. Fantastic sunsets, scenic river vistas, resort-like views
- Gourmet kitchen with Neff Canadian cabinetry, and new refrigerator, dishwasher & microwave
- Bosch washer/dryer
- Excellent closet space throughout, including two walk-in closets, plus additional storage room

**GARAGE SPACE #76 INCLUDED**



**WATERGATE SOUTH AMENITIES INCLUDE** 24-hour front desk & doorman service, salt-water outdoor pool, fitness center, beautifully landscaped gardens, roof terrace, plus on-site shops & restaurants.

### MONTHLY COOP FEE: \$3,996.11

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

### MONTHLY MORTGAGE PAYMENT: \$73.11

Underlying mortgage approx. balance: \$7,400

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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 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. 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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