

402/403

WATERGATE SOUTH

A completely renovated luxury residence featuring unique interior styling by esteemed architect, Rui Ponte. This open and functional 3,214 sq. foot floor plan offers 3 bedrooms, 3 full and 2 half baths, a large private balcony with an unparalleled view of the Potomac River, pool and gardens, and 2 underground parking spaces.



3 BEDROOM LUXURY RESIDENCE WITH A RIVER VIEW

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Butler's Pantry

- Beautiful silestone counters
- Birdseye maple cabinetry with pull-out pantry drawers
- Enhanced stone backsplash and LED under-cabinet lighting
- U-line beverage refrigerator and built-in wine storage
- Bosch dishwasher
- Convenient hidden outlets
- Two translucent doors
- Cork flooring and hidden translucent pocket doors



3 bedrooms, 3 full baths and 2 half baths

- 3,214 square feet of living space
- Beautiful treetop view of the Potomac River, Kennedy Center, pool & gardens
- Bright living room with no overhead balcony offers abundant light
- Balcony across the entire perimeter with floor-to-ceiling windows and access from every room
- Tray ceiling and sculpture alcove with accent lighting in main entry foyer
- Marble powder room adjacent to entryway
- Curved oval entry into the living room
- Backlit, circular "cloud" ceiling and recessed lighting
- Spacious family room with built-in adjustable wooden shelving and modern lighting
- Handsome gunstock engineered wood flooring
- Adjustable sheer window luminettes
- Special touch dimmer lighting
- Elegant moulding throughout
- Extraordinary closets and storage
- Bosch washer/dryer
- Includes 2 parking spaces

Large chef's kitchen

- Dacor gas range, dual fuel with gas burners and electric self-cleaning oven, Viking range hood, Bosch dishwasher, Viking gas double wall ovens, top-of-the-line LG refrigerator with water/ice dispenser, built-in GE Monogram microwave
- Beautiful silestone counters
- Enhanced stone backsplash and LED under-cabinet lighting
- Birdseye maple cabinetry with silverware inserts, pull-out lazy pantry, heavy pot drawers and tray cabinet
- Kitchen island features pull-out storage
- Cork flooring and hidden translucent pocket doors
- Hanging pendant lighting over silestone kitchen bar
- French pocket sliding doors to butler's pantry
- Cork flooring – a chef's dream!
- Convenient service door

Bedrooms

- Master bedroom features a large walk-in closet designed by California Closets and ample hanging closet space
- Bright and spacious second bedroom
- Guest bedroom has a built-in entertainment center and floor-to-ceiling closets

Master Bath

- Silestone counter and bamboo vanity with brushed nickel details and cork flooring
- Separate tub with extra-large shower and curved seat, railroad tile, and modern brushed nickel fixtures

Second Bath

- Silestone counters and bamboo vanity with brushed nickel fixtures
- Contemporary vanity mirror with integrated lighting
- Tile detailing and recessed medicine cabinet
- Tiled shower with silestone edge and seat

Third Bath

- Granite counter and imported wood vanity and detailing
- Marble flooring

Second Powder Room

- Granite flooring and counters with imported wood vanity
- Recessed medicine cabinet

Energy efficient Toto toilets in all baths

FINANCIAL INFORMATION

MONTHLY COOP FEE \$ 4,905.84
(Includes property taxes, parking spaces #74 & #212, & utilities)

MONTHLY MORTGAGE FEE \$ 78.79
(Underlying mortgage balance approx. \$5,000)



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THE WATERGATE

amenities are boundless

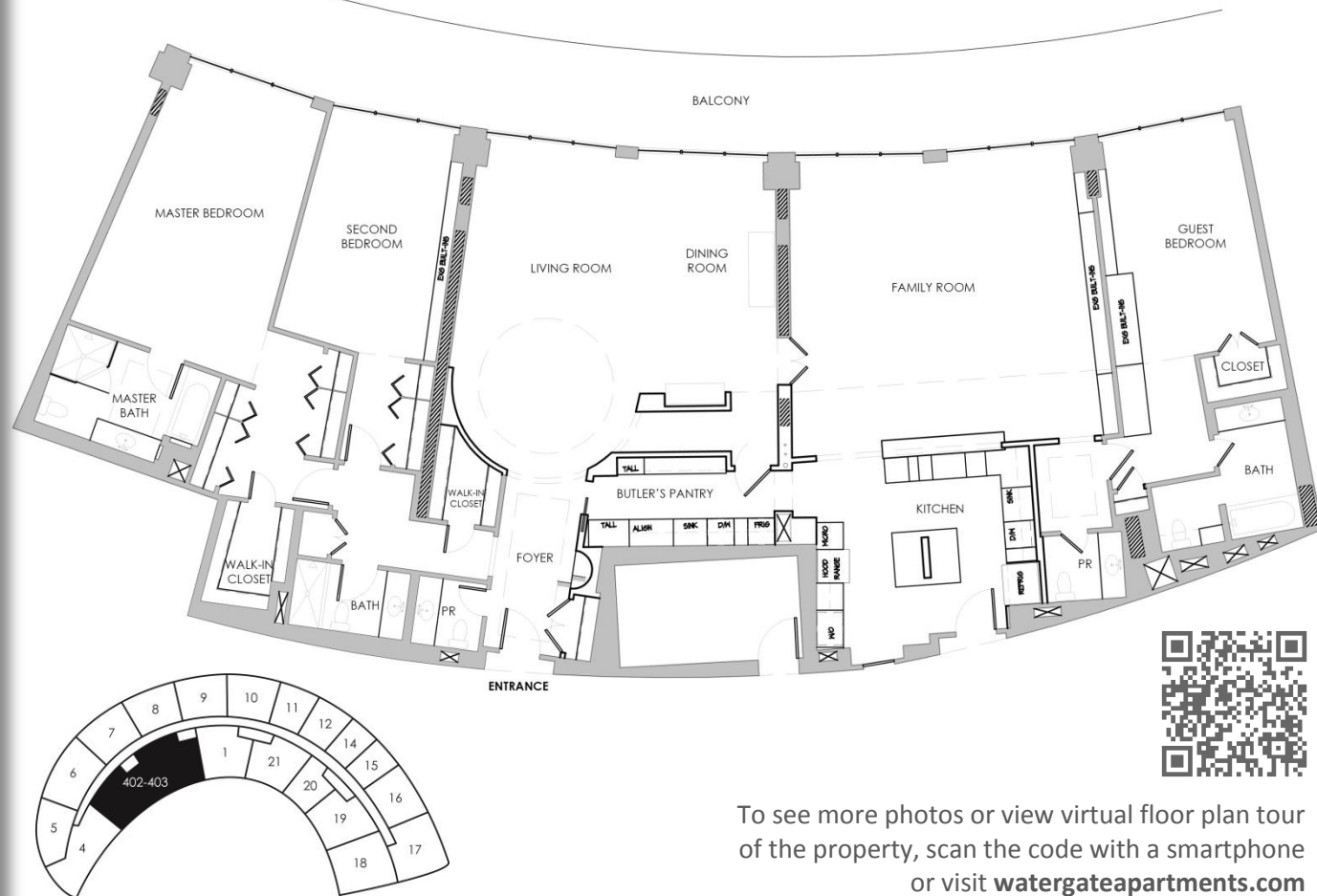
Enjoy a swim in the outdoor heated pool. Be pampered in the Watergate Salon. Treat yourself to the famous Watergate Pastry Shop. Stroll downstairs for dinner. Take in a boat ride, or a movie at the Georgetown waterfront. It's a few steps to the Kennedy Center for a concert or theatre performance, to the cafe at the Swedish Embassy, and the Foggy Bottom neighborhood farmer's market or the Whole Foods Market.

Other conveniences include on-site post office, florist, a brand new CVS/pharmacy, restaurants and more. All this on 10 acres of gardens and fountains situated between the Kennedy Center and Georgetown Waterfront! Amenities also include 24 hour concierge and doorman service, heated outdoor pool, shopping, restaurants, just 2 blocks from the Foggy Bottom Metro station. This is truly a full service luxury residence.

COME FOR THE VIEW
STAY FOR THE CONVENIENCE!



Note: Floor Plan is Approximate



To see more photos or view virtual floor plan tour of the property, scan the code with a smartphone or visit watergateapartments.com