

906-907

WATERGATE SOUTH

Offered at: \$1,495,000 Including Parking

- Large 2 bedroom 3 bath residence (can be converted into a three or four bedroom)
- 2,730 Square Feet
- Popular floor plan with separated bedrooms
- Unobstructed, breathtaking river and sunset views
- Floor-to-ceiling windows throughout
- Double spaced kitchen
- Washer/dryer in residence
- Ample storage as well as additional storage
- **Includes 1 garage parking space #135**



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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.

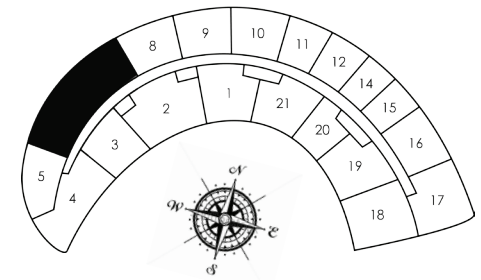
FINANCIAL INFORMATION

MONTHLY ASSOCIATION FEE \$4950 ⁴⁰
 * UNLIKE CONDO OR HOA FEE, THIS MONTHLY COOP FEE INCLUDES
 PROPERTY TAXES, ALL UTILITIES, PARKING, HVAC MAINTENANCE, RCN
 SIGNATURE CABLE TV PACKAGE, 25 Mbps HIGH SPEED INTERNET

MONTHLY MORTGAGE PAYMENT \$99 ⁰⁷
 * BASED ON UNDERLYING MORTGAGE BAL. OF APPROX. \$14,000

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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