

# 1104 WATERGATE SOUTH

OFFERED AT: \$1,650,000 *Including Parking*



## Best river view "On-the-point"!

*Experience breathtaking river views—from the Lincoln Memorial to the Georgetown waterfront!*

- Renovated two bedrooms, two baths plus powder room
- 1,763 square foot interior
- 120 foot wrap-around balcony with access from every room
- The only tier with entry onto balcony from the kitchen
- Floor-to-ceiling windows along the entire perimeter
- Modern lighting throughout
- Rare, contemporary gas fireplace in living room
- Elegant 24" limestone flooring throughout entry foyer, living area, and kitchen
- Renovated open kitchen with wood cabinetry, granite countertops, iridescent mosaic tile backsplash, deep stainless steel undermount sink with GROHE faucet, and SubZero refrigerator matched to the custom cabinetry.
- Miele kitchen appliances include gas cooktop with four burners, stainless steel microwave, convection oven, and dishwasher matched to the custom cabinetry.
- Spacious master suite with large walk-in closet
- Modern master bath with custom tile design, GROHE Rainshower shower head, Kohler double sinks, and heated towel bar
- Large guest bedroom with two murphy beds
- Guest bath with TOTO fixtures and heated towel bar
- Miele washer/dryer
- Ample closet space and extra storage room
- **Underground garage space #71 included**



*Over 50 Years of Real Estate Experience*

**Call Gigi Winston – Broker, GRI®**  
#1 On-Site Watergate Specialists!

**(202) 333-4167**  
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# THE WATERGATE AMENITIES ARE BOUNDLESS

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 outdoor heated 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 is re-opening now 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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*Awards: #1 in DC and Top 5 in Sales*

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**MONTHLY COOP FEE: \$3,267.04**  
*(Includes property taxes, utilities, maintenance of HVAC, basic cable, internet, and parking)*