

1107 WATERGATE SOUTH

OFFERED AT \$1,150,000 INCLUDING PARKING



RENOVATED ONE-BEDROOM & DEN WITH PANORAMIC POTOMAC RIVER VIEW!

- Impeccably renovated 1,338 square foot interior
- One bedroom plus den, two full baths
- All new windows & sliding glass doors, opening to a 36-foot long tiled balcony—and to a stunning view of the Potomac River, Key Bridge, Georgetown waterfront, and sunsets
- Wide plank hardwood floors, recessed lighting, and heightened doorways throughout
- Spacious open living room features soffit lighting, built-in cabinetry with marble countertops, and stunning modern electric fireplace.
- Open chef's kitchen with marble countertops, top-of-the-line appliances, and fine white cabinetry with chrome hardware & below-cabinet lighting, including full-height back pantry with glass front upper cabinets
- Master bath with luxurious walk-in shower, L-shaped vanity with marble countertop & double sinks, and stone tile surround with marble trim
- Guest bath with designer tile flooring & shower, wide vanity with towel storage, wall-mounted faucet, and icicle sconce
- Guest room/den also functions as a home office, can be cleverly opened or closed to the living room, and features full-height cabinets/storage, and recessed accent lights.
- Spacious master suite includes huge walk-in closet with custom shelving, plus two more large closets.
- Excellent closet space throughout, plus additional storage room
- Bosch washer/dryer

GARAGE SPACE #5 INCLUDED!

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(202) 333-4167
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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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#1 IN SALES, WASHINGTON, DC

W
WINSTON REAL ESTATE
W
Over 50 Years of Real Estate Experience

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

MONTHLY COOP FEE: \$2,743.81

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

MONTHLY MORTGAGE PAYMENT: \$50.20

Underlying mortgage approx. balance: \$4,800

