

108 WATERGATE SOUTH

OFFERED AT \$1,350,000 INCLUDING PARKING



HAVE THE BEST OF BOTH WORLDS! WATERGATE AMENITIES & A PRIVATE OUTDOOR SPACE

Enjoy the convenience and amenities of The Watergate with the spaciousness and "backyard" of a private home.

- 2,586 square foot interior
- 3 bedrooms, 3.5 baths with townhouse-style floor plan
- Original floor plan had fourth bedroom on main level with full bath
- Yard-size private terrace with gas grill hook-up, built-in planters, convenient second entrance through outside gate—and fantastic space for outdoor dining and entertaining!
- Picturesque setting facing Potomac River & Watergate gardens
- New, double-pane floor-to-ceiling windows throughout
- Huge living room and spacious dining room open to the terrace, with 12 panels of floor-to-ceiling windows spanning across
- Gleaming hardwood floors on main level
- Kitchen with stainless steel appliances, midcentury modern wood cabinetry, and large pantry
- Grand entry foyer
- Large bedrooms with Potomac River views
- Third bedroom has built-in cabinetry and Murphy beds
- Marble baths
- Bosch washer/dryer on second level
- Outstanding closet space throughout, with a total of 6 walk-in closets, plus additional storage room
- Ground-level entry with no waiting for an elevator. Private second entrance via terrace from outside.

GARAGE SPACE #213 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™**



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#1 IN SALES, WASHINGTON, DC

A building that needs no introduction



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.

The Watergate—Full Service, All-Inclusive Fee
MONTHLY COOP FEE: \$5,216.90

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

MONTHLY MORTGAGE PAYMENT: \$91.78

Underlying mortgage approx. balance: \$8,000

