

COME FOR THE VIEW  
STAY FOR THE CONVENIENCE!

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, dinner or a movie at the Georgetown waterfront. It's a few steps to the Kennedy Center for a concert or theatre performance, to a coffee at the Embassy, and the Foggy Bottom neighborhood farmer's market or Whole Foods Market. It's a full service luxury residence.

Other conveniences include on-site post office, florist, pharmacy, restaurants and more just downstairs in the Watergate complex. All this on 10 acres of gardens and fountains situated between the Kennedy Center and Georgetown Waterfront. 24 hour concierge service, doorman service, heated outdoor pool, shopping, restaurants, 2 blocks to Foggy Bottom Metro.

amenities are boundless

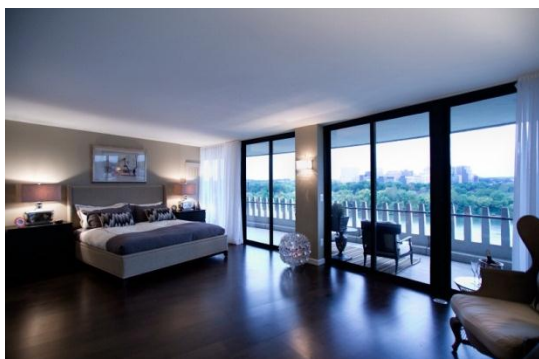
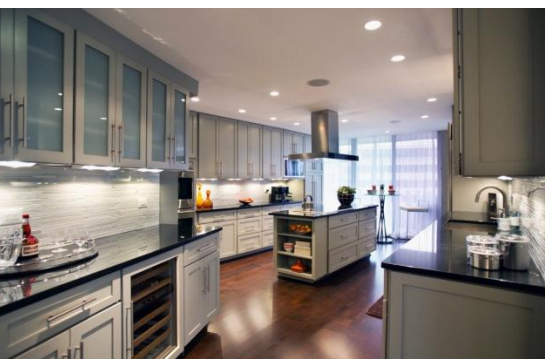
THE WATERGATE

Over 40 Years of Real Estate Experience  
WINSTON REAL ESTATE

# 1204 WATERGATE SOUTH

## THE TOP ECHELON OF LUXURY

All new, completely renovated, spectacularly designed, "On-the-Point" residence with a dramatic wrap-around balcony and gorgeous panoramic river and monument views. The unparalleled 3,414 square-foot interior boasts contemporary, yet tasteful design with attention to detail. Peak inside to see more!



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CALL GIGI WINSTON – BROKER, GRI  
202 – 333 – 4167

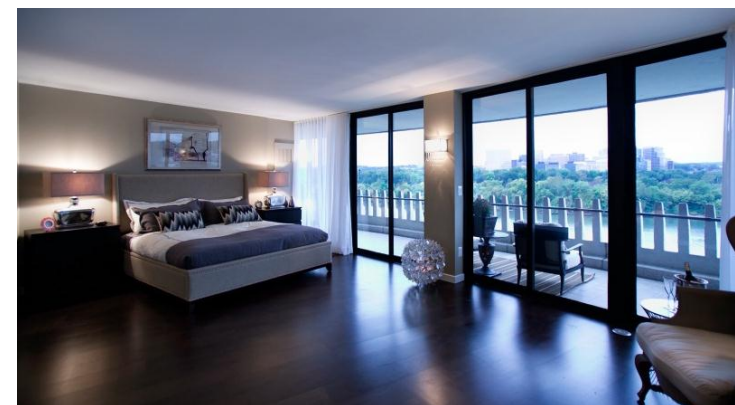
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- Three bedrooms plus separate media library
- Sought after "On-the-Point" floorplan with 260° view, floor-to-ceiling windows and wide balcony surrounding the perimeter. Access to the balcony from every room.
- Spacious, open, living room and dining area.
- Sumptuous oak flooring with walnut stain.
- Gourmet kitchen features five-star appliances including Wolf E-Series double oven, microwave, induction cooktop and hood, Sub-Zero side by side refrigerator and dual zoned wine refrigerator, and Bosch dishwasher. Gourmet extra-large chef's sink. Modern Carrera backsplash. Access to balcony from the kitchen.
- Designer directional lighting in Gallery area and throughout the residence designed for extensive art collections. Captivating sconces and lighting fixtures.
- Baths are pure luxury all with Kohler plumbing.

- Master bath features Carrera tiled walls with Carrera marble undermount, extra-large modern soaking tub, rain shower and handheld sprayer, built-in shelving, custom European frameless door and large heated towel rack. Tray ceiling with modern crystal chandelier. Cable TV ready. Built-in laundry baskets and plentiful cabinetry.
- Hall bath with Carrera marble, large frameless roman shower, bench, built-in shelving, rain shower and handheld sprayer.
- Integrated whole house music with Bose speakers in dining, living, kitchen and laundry rooms – prewire in master bedroom; media room with large 70 inch wall-mounted TV, 5.1 home theater surround sound system, all controlled from central home run system. Wired whole house WAP (integrated Wi-Fi repeater).
- His/ her master closet with two modern crystal chandeliers in tray ceiling. Custom built-in closet systems throughout.

- Custom modern window treatments to optimize view.
- Self-vented large state-of-the-art linear fireplace.
- Spacious laundry/craft room with tons of storage, designer cabinetry and lighting. Large pull out pantry. Granite countertop, extra-large sink, Carrera subway tile backsplash. TV/cable ready.
- **Three underground garage spaces included.**



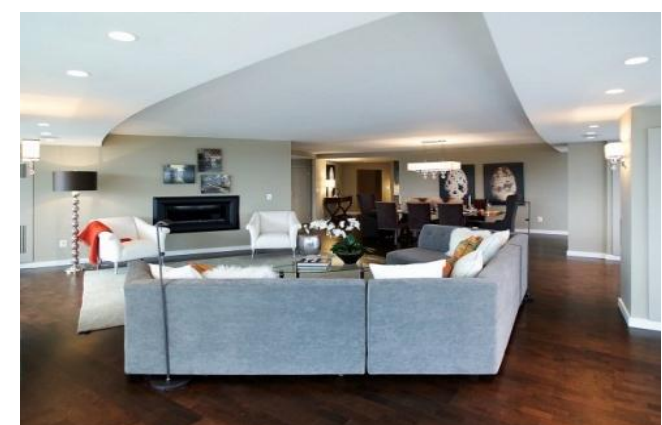
**FINANCIAL INFORMATION**

MONTHLY COOP FEE ..... \$ 7,324.81  
(includes property taxes, 3 parking spaces, & utilities)



**GIGI WINSTON | 202-333-4167**

*Awards: #1 in Washington, DC & Top 5 in Sales*



To see more photos or view virtual floor plan tour of the property, scan the code with a smartphone or visit our web site