



**OFFERED AT \$1,290,000 INCLUDING PARKING**

# 107 WATERGATE SOUTH



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

- See the sunsets over the Potomac River & Key Bridge from your thoughtfully renovated, townhouse-style Watergate residence!
- Beautifully remodeled 2,092 square foot interior
- Three bedrooms, two baths plus powder room
- Yard-size private terrace facing the river, complete with gas grill and built-in planters with irrigation system
- Spacious open living room and dining area
- Dream kitchen with Italian Snaidero cabinetry and Miele & Sub-Zero appliances
- Exquisite baths with custom tile design, superior finishes, and Dornbracht, Duravit, & TOTO fixtures
- Ample Poliform closets and well-designed storage spaces
- Large laundry room with side-by-side Bosch washer/dryer
- Easily accessible: ground-level entry with no waiting for an elevator, convenient access to garage, and second entrance via terrace with quick access to gardens & pool

**GARAGE SPACE #69 INCLUDED**



**MONTHLY COOP FEE: \$4,045.36**

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

**MONTHLY MORTGAGE PAYMENT: \$74.01**

Underlying mortgage approx. balance: \$8,000

**CALL GIGI WINSTON** BROKER, GRI®

**(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 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.

Newly restored, The Watergate Hotel has re-opened 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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**#1 IN SALES, WASHINGTON, DC**



*Over 50 Years of Real Estate Experience*

