

720/721 WATERGATE SOUTH

OFFERED AT \$2,625,000 INCLUDING PARKING



BRIGHT THREE-BEDROOM RESIDENCE WITH DIRECT POTOMAC RIVER VIEW!

- Newly renovated 2,459 square foot interior
- Bright three bedrooms, three baths plus powder room
- Stunning direct view of the Potomac River, Roosevelt Island, pool, gardens—and sunsets!
- 57-foot balcony & floor-to-ceiling windows across entire residence let you take in the view from every room!
- Sought-after floor plan allows privacy and separation between master suite and guest bedroom.
- Gorgeous new wide-plank white oak floors
- Spacious open living room & dining area with recessed perimeter lighting, decorative fireplace with stone mantel, Waterford chandelier
- Double-sized chef's kitchen with open breakfast bay and custom cabinetry with brushed nickel cabinet hardware
- All new appliances including Wolf six-burner gas range, Sub-Zero refrigerator with French doors & matching Sub-Zero 147-bottle wine storage, and Miele dishwasher
- Guests will love the standout powder room with custom-designed tile accents & console sink.
- Beautifully updated baths feature custom tile designs and wide vanities with complementary stone countertops. Exquisite master bath also features Carrara marble floor & surround, crystal accent lighting, glass inset shelving with recessed lighting, and luxurious walk-in shower with frameless glass enclosure & rain shower head.
- Fine goat hair & wool carpet from the Netherlands in bedrooms
- Spacious master suite with huge walk-in closet & recessed lighting
- All new brushed nickel hardware throughout
- Large laundry room with new Miele washer/dryer, extensive built-in cabinetry, and convenient second entrance door
- Excellent closet space throughout, plus additional storage room

GARAGE SPACES #51 AND #58 INCLUDED!

CALL GIGI WINSTON BROKER, GRI®
(202) 333-4167
winstonre.com

#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



CALL GIGI WINSTON BROKER, GRI®
(202) 333-4167
winstonre.com

#1 IN SALES, WASHINGTON, DC

W
WINSTON REAL ESTATE
W

Over 50 Years of Real Estate Experience

MONTHLY COOP FEE: \$4,685.58

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

MONTHLY MORTGAGE PAYMENT: \$85.69

Underlying mortgage approx. balance: \$8,000

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

