

# 303 WATERGATE SOUTH



## **Completely Newly Renovated 2 Bedroom, 2 Baths With River View!**

- 1,333 sq ft open floor plan with scenic views of the Potomac River, pool and Kennedy Center from long balcony!
- Newly installed beautiful engineered wood flooring throughout.
- Open kitchen with white carrara marble countertops and backsplash, breakfast bar. High end designer Thermador appliances. Custom designed white custom cabinetry with under cabinet lighting.
- Miele washer and dryer.
- Newly remodeled baths with white carrara marble tiles and countertops, glass showers, lit LED mirrors, Kohler built in medicine cabinets, Pfister fixtures.
- Recessed, and cove LED lighting designed and installed through the residence. Updated electrical and plumbing. Floor-to-ceiling windows offering natural sunlight throughout.
- Finished to highest quality standards, and endless architectural detail.
- Custom built in walk-in closets and storage closets.
- Additional storage room.

**1 UNDERGROUND GARAGE PARKING SPACE INCLUDED!**



*Over 50 Years of Real Estate Experience*

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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 amenities. Enjoy a swim in the heated outdoor pool, and be pampered at the Watergate Salon. Treat yourself to the Watergate Pastry Shop or café. Conveniences include on-site Post Office, wine store, and dry cleaner. Take advantage of 24/7 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*



**The Watergate—Full Service, All-Inclusive Fee**

**MONTHLY COOP FEE: \$2,711.87**

Includes property taxes, all utilities, Internet, cable, maintenance of HVAC, underground garage parking, and all building amenities.

**UNDERLYING MORTGAGE PAYMENT: \$41.57**

Underlying mortgage approx. balance: \$1,500

**WATERGATE SOUTH AMENITIES INCLUDE**

24-hour front desk & doorman service, outdoor saltwater pool and grill, newly renovated fitness center, rentable suite for guests, newly renovated community room, beautifully landscaped gardens, roof terrace, dog spa room, plus on-site shops & restaurants.

