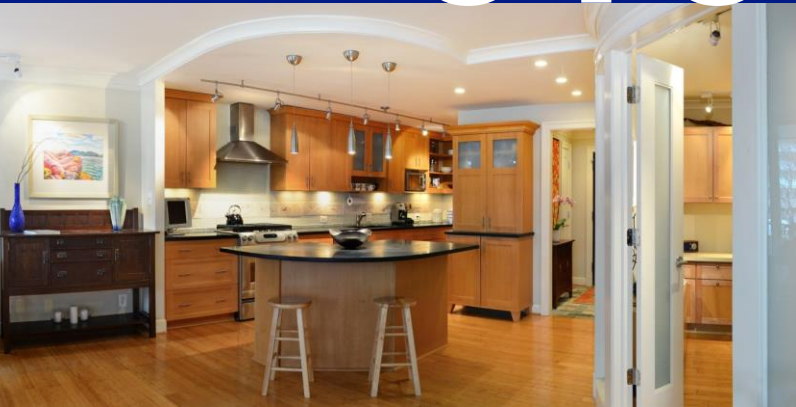


310

WATERGATE SOUTH

Offered at \$745,000 Including parking



- 1 bedroom and den, 2 baths – 1380 square feet
- Fine bamboo flooring
- Beautiful slate entry foyer carried through to second bath
- Renovated electrical, plumbing and custom lighting
- Superb moulding & detailing
- Den with glazed glass doors, built-in desk and hidden bed
- Baths feature frameless shower enclosure, Kohler fixtures
- Beautiful marble master bath with double sink mosaic tile inlay; large shower
- Tiled full balcony & floor to ceiling windows
- Modern open kitchen features: granite counters, commercial-style top-of-the-line stainless steel appliances & range hood, in ground-sink, maple cabinetry, pendant lighting, tile backsplash
- Custom walk-in closet, ample storage
- Garage parking #132 included



Over 40 Years of Real Estate Experience

FINANCIAL INFORMATION

MONTHLY COOP FEE \$ 2,141.²⁶
(includes maintenance, property taxes, parking & utilities)

MORTGAGE PAYMENT per month.....\$ 73.⁴⁷
(underlying mortgage balance approximately \$ 6,000)



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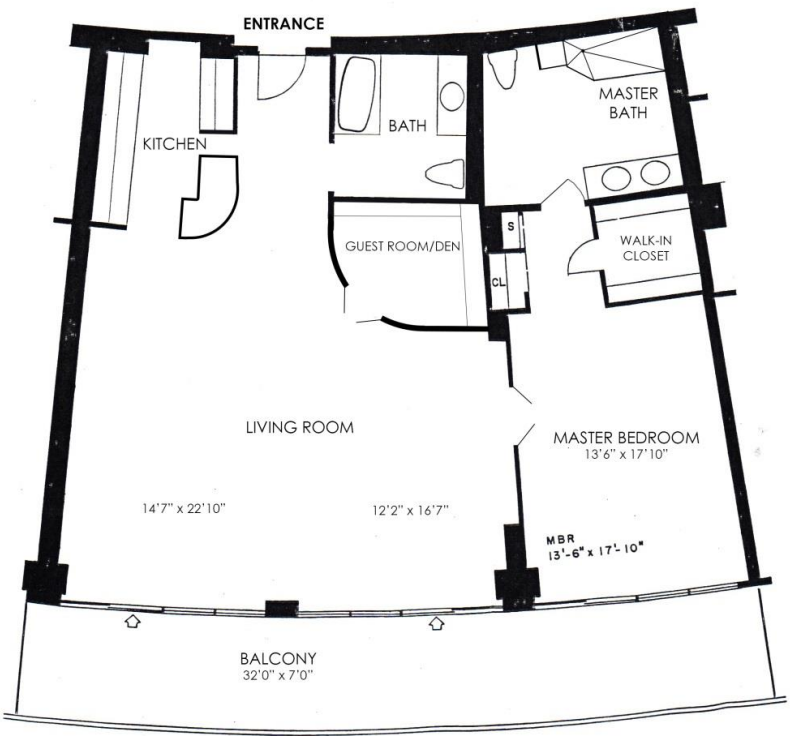
THE WATERGATE

THE AMENITIES ARE BOUNDLESS

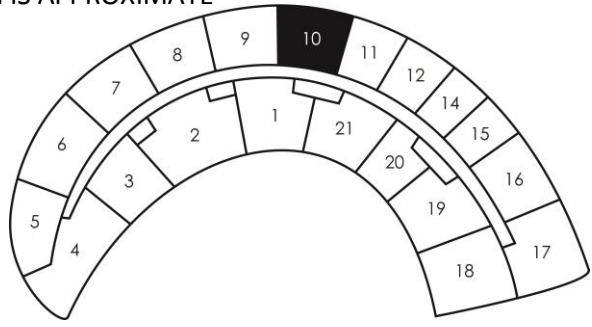
310

WATERGATE SOUTH

700 New Hampshire Ave. NW, Washington DC 20037



* FLOOR PLAN IS APPROXIMATE



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 or take a relaxing coffee break at the Embassy. A concert or theatre performance is just a few steps away at the nearby Kennedy Center, while the farmers market or Whole Foods market are a quick stroll through the lovely Foggy Bottom neighborhood.

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, and only 2 blocks to Foggy Bottom Metro.

This is truly a full service luxury residence with a friendly atmosphere like no other.

COME FOR THE VIEW
STAY FOR THE CONVENIENCE.

