

305 WATERGATE SOUTH

OFFERED AT \$949,000



SPACIOUS ONE-BEDROOM & DEN WITH UNOBSTRUCTED POTOMAC RIVER VIEW!

- Completely unobstructed spectacular Potomac River view, encompassing the Potomac River, Key Bridge, waterfront, and Georgetown skyline
- Watch the sunset from your private balcony (63 feet long and 7 feet wide), accessible from each room via sliding glass doors
- Gorgeous 1,280 square foot interior, beautifully renovated in 2019
- One bedroom and den, one bath plus powder room
- Gleaming oak parquet floors
- Spacious living room, dining area with cobalt blue chandelier
- All new floor-to-ceiling windows & sliding glass doors are Marvin Aluminum-clad Ultimate with Low E3 glazing and are acoustically designed. The exterior of the windows matches the bronze exterior windows of the building, but the insides are white, lending an open feeling. Oil-rubbed bronze handles.
- Large foyer with polished white marble floor and large coat closet
- Foyer and hallway papered in Brewster Kylie Navy Cabin stripes. Large linen closet in hallway.
- Powder room with Kohler Santa Rosa commode, Corian vanity, Kohler Devonshire polished brass faucet, and polished white marble floor.
- Kitchen features custom-built cabinetry with pull-out shelves & auto-close drawers, white gleaming Roca Stratos Arctic Blanco 24" porcelain tile floor, and Canadian Blue quartzite countertops with 4" matching backsplash.
- All new appliances include Bosch dishwasher, KitchenAid wall oven & microwave oven, KitchenAid stainless steel hood, GE 36" 5-burner radiant cooktop, counter-depth KitchenAid side-by-side refrigerator, and gleaming Francke stainless steel sink with water filtration unit with counter-top dispenser.
- **Bosch washer/dryer in the apartment**
- In Athenian blue, master bedroom has custom Hunter Douglas Vignette Roman shades in blue Capri Indian silk. Large closet.
- Spacious master bath features separate tub and walk-in shower with Southeastern brass framed glass enclosure and polished brass fixtures. Beautifully papered on the walls and ceiling with elegant floral Schumacher Pyne Hollyhock indigo. Polished brass fixtures include Moen Kingsley shower faucet and Kingston Brass sink faucet. Marble floor and vanity. Kohler Santa Rosa commode and a separate bidet.
- Incredible dressing room/den with white custom-built closets that include large deep drawers and a desk area with lighting. Three mirrored closet doors enable a three-way mirror option. Sparkling Horchow crystal and brass flush-mount chandelier completes this elegant dressing room, which also has its own balcony access.
- Outstanding closet space throughout, including three walk-in closets, plus additional storage room



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™**



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#1 IN SALES, WASHINGTON, DC

A building that needs no introduction

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

MONTHLY COOP FEE: \$2,421.48

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

MONTHLY MORTGAGE PAYMENT: \$43.51

Underlying mortgage approx. balance: \$4,000

