



318 WATERGATE  
SOUTH



**W**  
WINSTON REAL ESTATE  
**W**

*Over 50 Years of Real Estate Experience*

**CALL GIGI WINSTON** BROKER, GRI®  
**(202) 333-4167**  
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**IMPECCABLY RENOVATED THREE-BEDROOM CORNER RESIDENCE WITH**  
*Potomac River View!*

- Bright, spacious, completely renovated corner residence with three bedrooms, two baths plus powder room
- Approximately 2,336 square foot interior
- Sought-after expanded floor plan with master suite and guest bedrooms on opposite sides
- Expansive balcony—approximately 450 SQ FT—with views of the Potomac River, pool, gardens, and fountains
- Open gourmet kitchen with granite (quartzite) surfaces, fine cabinetry, undermount sink, and breakfast bar
- Modern stainless steel Jenn-Air appliances including side-by-side refrigerator, wall oven, microwave, dishwasher, six-burner cooktop, and under-counter wine refrigerator
- Walk-in pantry with pocket door

**FINE FINISHES AND FUNCTIONALITY**

- Floor-to-ceiling windows in main living areas and master suite, blackout shades in every bedroom, and European linen window treatments throughout
- Built-in shelving, display, and work surfaces in living room and den with marble countertops
- Handsome new engineered wood floors
- New solid wood doors
- Large bedrooms, each with walk-in closets
- Exquisite baths with Grohe fixtures, custom vanities, and marble countertops & floors
- Luxurious master bath also features marble tile surround, walk-in shower with glass-enclosure, and soaking tub.
- Spacious laundry room with jumbo washer/dryer and built-in shelving
- Excellent storage space throughout, plus oversized additional storage room

**WELL-LOCATED GARAGE SPACE #220 INCLUDED**



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## THE WATERGATE AMENITIES ARE BOUNDLESS

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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**TOP PRODUCER, #1 IN SALES WASHINGTON, DC**



**MONTHLY COOP FEE: \$3,606.03**  
(Includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC)

**MONTHLY MORTGAGE PAYMENT: \$68.06**  
(Underlying mortgage approx. balance: \$8,000)

