



# 801/806 WATERGATE WEST



*Over 50 Years of Real Estate Experience*

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



**THREE-BEDROOM RESIDENCE WITH  
A VERSATILE FLOOR PLAN AND  
*Spectacular River View!***

- Three bedrooms, three baths plus powder room
- Approximately 3,654 square foot interior
- Panoramic views of the Potomac River, Roosevelt Island, Key Bridge, the Kennedy Center—and sunsets!
- Balcony and new floor-to-ceiling windows along the entire perimeter—open the wide glass double-doors and feel as though you are outdoors
- Main kitchen with fine custom cabinetry, apron-front sink, breakfast bar, walk-in pantry, and top appliances, including Bosch dishwasher, Thermador gas range with pot-filler, and stainless steel GE refrigerator & microwave
- Dining room with fireplace and custom built-ins
- Bright and spacious main living area with built-ins and wet bar
- Master suite with two well-appointed full baths and huge walk-in closet
- **Versatile floor plan with separate guest suite** that includes a second kitchen, den/media room, two bedrooms, and second entrance
- Second kitchen includes Viking double wall oven, Miele dishwasher, gas cooktop, and walk-in pantry
- Baths with Kohler fixtures and custom vanities & sinks
- Washer/dryer
- Excellent storage space throughout, plus additional storage rooms

**BUILDING WONDERFULLY RENOVATED IN 2017!**

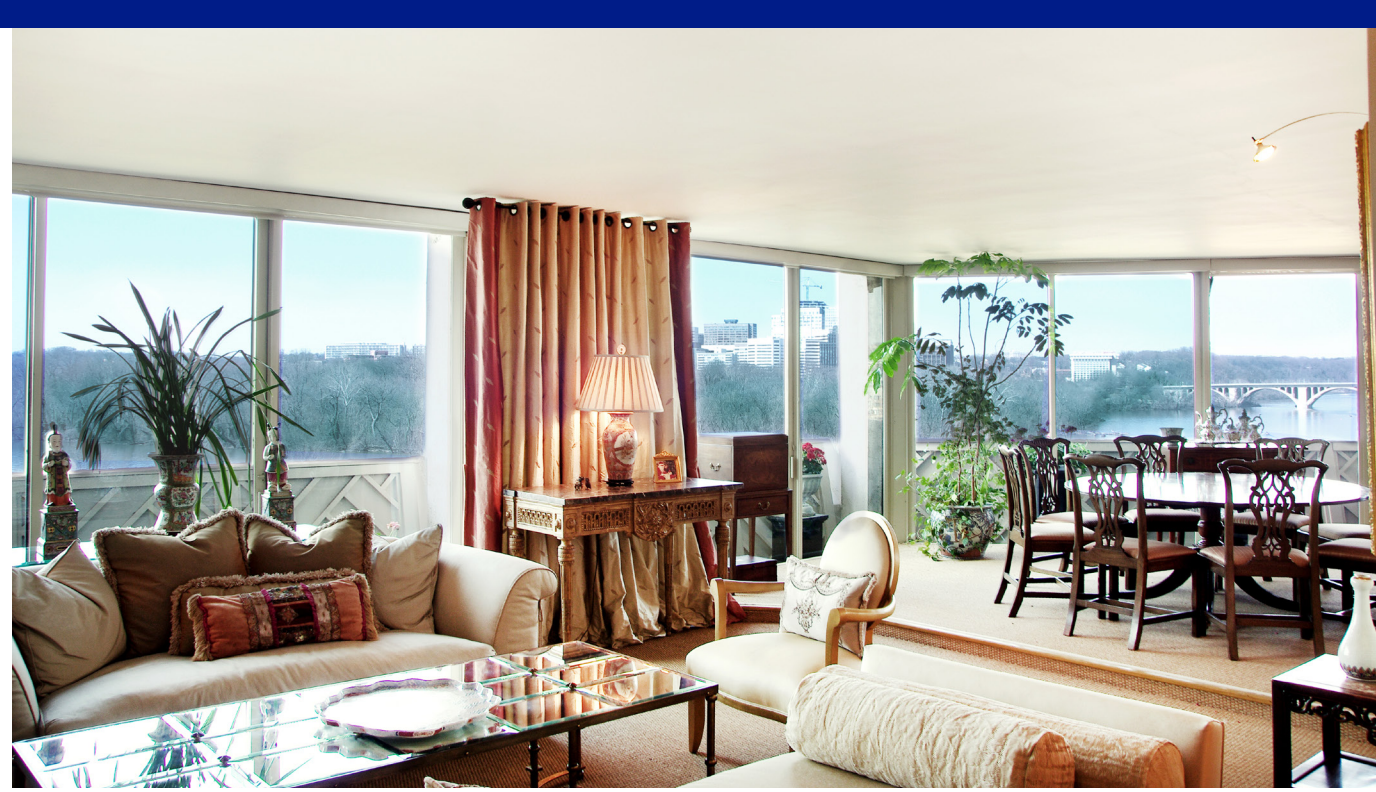


*Over 50 Years of Real Estate Experience*

**CALL GIGI WINSTON** BROKER, GRI®

**(202) 333-4167**  
[winstonre.com](http://winstonre.com)







## 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™**



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

**#1 ON-SITE WATERGATE SPECIALISTS!**



**MONTHLY COOP FEE: \$3,980.83**  
(Includes property taxes, utilities, internet, basic cable, and maintenance of HVAC)

**MONTHLY MORTGAGE PAYMENT: \$1,128.81**  
(Underlying mortgage approx. balance: \$195,000)



**WATERGATE WEST RENOVATED IN 2017**

