

# 720/721 WATERGATE SOUTH

**OFFERED AT \$2,625,000 INCLUDING PARKING**



## **BRIGHT THREE-BEDROOM RESIDENCE WITH DIRECT POTOMAC RIVER VIEW!**

- Newly renovated 2,459 square foot interior
- Bright three bedrooms, three baths plus powder room
- Stunning direct view of the Potomac River, Roosevelt Island, pool, gardens—and sunsets!
- 57-foot balcony & floor-to-ceiling windows across entire residence let you take in the view from every room!
- Sought-after floor plan allows privacy and separation between master suite and guest bedroom.
- Gorgeous new wide-plank white oak floors
- Spacious open living room & dining area with recessed perimeter lighting, fireplace with stone mantel, and Waterford chandelier
- Double-sized chef's kitchen with open breakfast bay and all new custom cabinetry with brushed nickel cabinet hardware
- All new appliances including Wolf six-burner gas range, Sub-Zero refrigerator with French doors & matching Sub-Zero 147-bottle wine storage, and Miele dishwasher
- Guests will love the standout powder room with custom-designed tile accents & console sink.
- Beautifully updated baths feature custom tile designs and wide vanities with complementary stone countertops. Exquisite master bath also features Carrara marble floor & surround, crystal accent lighting, glass inset shelving with recessed lighting, and luxurious walk-in shower with frameless glass enclosure & rain shower head.
- Fine goat hair & wool carpet from the Netherlands in bedrooms
- Spacious master suite with huge walk-in closet & recessed lighting
- All new brushed nickel hardware throughout
- Large laundry room with new Miele washer/dryer, extensive built-in cabinetry, and convenient second entrance door
- Excellent closet space throughout, plus additional storage room

**GARAGE SPACES #51 AND #58 INCLUDED!**

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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 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™**

*A building that needs no introduction*



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

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

*Over 50 Years of Real Estate Experience*

### **MONTHLY COOP FEE: \$4,685.58**

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

### **MONTHLY MORTGAGE PAYMENT: \$85.69**

Underlying mortgage approx. balance: \$8,000

### **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.**

