

# 901 WATERGATE SOUTH

**OFFERED AT \$799,000 INCLUDING PARKING**



## **BRIGHT, RENOVATED TWO-BEDROOM RESIDENCE WITH DIRECT POTOMAC RIVER VIEW!**

- Beautifully renovated 1,390 square foot interior
- Two bedrooms, two baths plus powder room
- Full-length, floor-to-ceiling windows offer an unobstructed view of the Potomac River & Kennedy Center from inside the residence, even while sitting inside
- Floor-to-ceiling windows along the entire perimeter
- Hardwood floors throughout
- Spacious open living room
- Open chef's kitchen features granite countertops, classic subway tile backsplash, fine light wood cabinetry with glass-front upper cabinets, and breakfast bar with pendant lighting.
- Top-of-the-line appliances include Viking Professional gas range, Bosch dishwasher, Sub-Zero refrigerator, Sub-Zero wine refrigerator, and GE Profile microwave.
- Wake up to a river view—large master bedroom with huge walk-in closet
- Spacious master bath has extra large soaking tub with custom tile surround, handsome wide vanity, and marble countertop.
- Second bedroom has ensuite bath with white wood vanity, marble countertop, and subway tile surround.
- Outstanding closet space throughout plus additional storage room

## **GARAGE SPACE #40 INCLUDED!**

## **MONTHLY COOP FEE: \$2,532.75**

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



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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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**W**  
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*Over 50 Years of Real Estate Experience*

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

