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WINSTON REAL ESTATE
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Over 50 Years of Real Estate Experience

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

AN IMPECCABLE RENOVATION WITH A *Potomac River View!*

- Two bedrooms, two full baths, 1,381 square feet
- Completely renovated, with interior walls placed to enhance the amount of useable space
- Wide, tiled balcony and new floor-to-ceiling windows along the entire perimeter
- Fifty feet of wonderful outdoor living, with views of the Potomac River, pool, gardens, the lively Watergate Hotel—and sunsets!
- Oak parquet floors with Monocoat matte finish
- Flush, trimless solid wood doors with concealed hinges and custom fabricated brass hardware
- Updated baseboards with integrated electrical outlets
- All closets with modular storage/organization systems, door-activated lighting, and electrical outlets within
- Entry foyer with designer paneling
- Walnut accent paneling in living room ("Don Draper approved!")
- Den/guest bedroom features:
 - custom installed theater sound system with invisible five-channel audiophile speakers & pre-wiring for TV
 - fan-cooled closet with wired connectors ready for A/V receiver, modem, and WIFI equipment
 - Walnut accent paneling
 - Pocket doors with brass-dipped Sugatsune door pulls
- Master bedroom with acoustic paneling, modular systems in both the walk-in closet & linen closet, and Ripple Fold drapes with low-profile track
- Exquisite baths feature Cancos porcelain tile, Italian quartz slab accent walls, custom vanities with Porcelanosa basins, HansGrohe Axor sink and shower fixtures, and custom quartz shower caddies.
- Spacious master bath also includes Porcelanosa tub

ALL NEW HIGH-END LIGHTING THROUGHOUT

- Automated Lutron lighting in every room, including baths, with easily customizable lighting "scenes" (e.g., "movie," "good night," "cocktail hour," etc.)
- Updated wall dimmers, switches, and electrical outlets
- Long-lasting warm LED bulbs in all hard-to-reach fixtures
- Trimless recessed warm LED lighting
- Klus linear lighting in baths and office area
- George Nelson and Rejuvenation pendant lamps

OPEN KITCHEN DESIGNED FOR ENTERTAINING

- White-veined Italian quartz surfaces, updated cabinetry, and walnut paneling
- Backsplash tile from Cancos, Southampton, NY
- Brass hardware from Buster & Punch
- Undermount sink
- Top-of-the-line appliances including Miele dishwasher, GE Gallery microwave/Speedcook oven, and French door refrigerator with custom panels

UNDERGROUND GARAGE SPACE #18 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: \$2,235.88
(Includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC)

MONTHLY MORTGAGE PAYMENT: \$42.20
(Underlying mortgage approx. balance: \$5,000)

