

# 1008 WATERGATE SOUTH

OFFERED AT: \$749,000



## Enjoy sunsets over the Potomac River and Key Bridge!

*An exceptional river view and a beautiful interior*

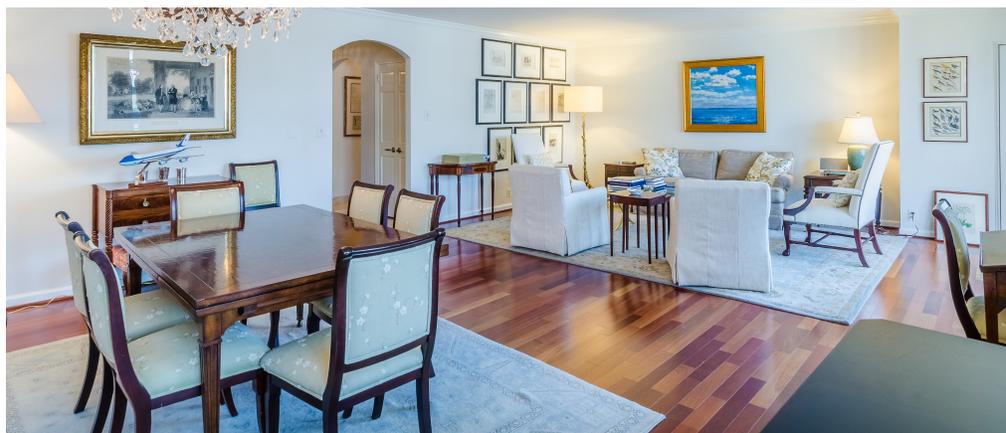
- Spacious renovated one bedroom, two full baths
- 1,338 square foot interior
- Expansive balcony and floor-to-ceiling windows along the entire perimeter
- Marble foyer and arched entryways throughout
- Spacious living room and dining area with beautiful hardwood flooring
- Fine built-in bookcases with arch detailing
- Handsome renovated kitchen features fine wood cabinetry with rope braid detail, glass-front cabinets with accent lighting, granite countertops, marble flooring, and top-of-the-line appliances including a KitchenAid undercounter ice maker
- Beautiful, large marble master bath with Jacuzzi tub and separate walk-in shower with designer tiling
- Elegant second full bath with marble flooring
- Ample closet space throughout, including three walk-in closets!



Over 50 Years of Real Estate Experience

Call **Gigi Winston** – Broker, GRI®  
#1 On-Site Watergate Specialists!

**(202) 333-4167**  
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 outdoor heated 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 is re-opening now 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.

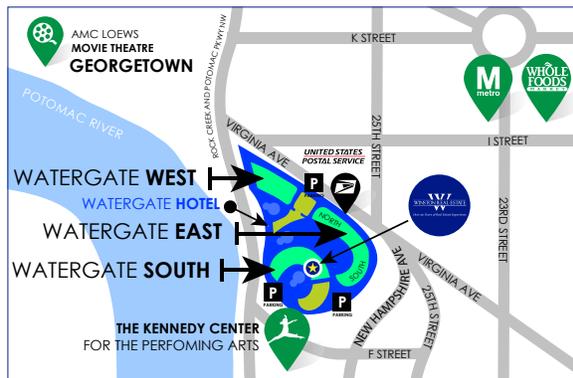
The Watergate is located a few blocks from Foggy Bottom Metro Station, neighborhood farmers' market, and grocery stores, including Whole Foods and Trader Joe's. It's a few steps to the new Georgetown Waterfront Park, where you can choose from several waterfront restaurants, see a movie, or take a boat 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®**  
Awards: #1 in DC and Top 5 in Sales

**(202) 333-4167**  
winstonre.com



MONTHLY COOP FEE: \$2353.05  
(Includes property taxes and all utilities)

MONTHLY MORTGAGE PAYMENT: \$47.09  
(Underlying mortgage approx. balance: \$6,000)