

918 WATERGATE SOUTH



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Over 50 Years of Real Estate Experience

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(202) 333-4167
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RENOVATED INTERIOR WITH DIRECT POTOMAC RIVER VIEWS

*Sought-After Floor Plan with
Bedrooms on Opposite Sides!*

- 1,683 square foot corner residence
- 3 bedrooms, 2.5 baths
- New double-pane floor-to-ceiling windows & sliding glass doors along the entire perimeter
- Stunning direct views of the Potomac River, Roosevelt Island, and sunsets!
- Abundant natural light from two sides
- Sought-after floor plan offers privacy—guest bedrooms in their own separate wing
- Mirage aged maple hardwood floors throughout
- Gourmet open kitchen with wood cabinetry, granite countertops, modern ceramic tile backsplash, and top-of-the-line Dacor appliances
- Master suite with French doors, huge walk-in closet with built-in shelving, and spacious ensuite bath with large tub & separate walk-in shower, wide vanity with stone countertop & glass tile backsplash
- Second bedroom features extensive built-in shelving
- Third bedroom/study with wide French doors that open to the dining room
- Second bath with wide vanity & glass tile backsplash
- Washer/dryer
- Excellent closet space throughout, including two huge walk-in closets, plus additional storage room

GARAGE SPACE #41 INCLUDED

MONTHLY COOP FEE: \$3,151.86

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

MONTHLY MORTGAGE PAYMENT: \$57.66

Underlying mortgage approx. balance: \$7,000

WATERGATE SOUTH AMENITIES INCLUDE 24/7 front desk and doorman service, salt-water outdoor pool & gas grill, fitness center, beautifully landscaped gardens, roof terrace, plus on-site shops & restaurants.



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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 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 & 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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#1 ON-SITE WATERGATE SPECIALISTS!

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