

# 307 WATERGATE SOUTH

OFFERED AT \$849,000 INCLUDING PARKING



## STUNNING SUNSET VIEWS OVER THE POTOMAC!

- Direct views of the Potomac River, Key Bridge, the Georgetown spires—and sunsets!
- Wide balcony and floor-to-ceiling windows along the perimeter
- Two bedrooms, two full baths
- 1,381 square foot interior
- Italian marble entry foyer and baths
- Refinished oak parquet floors throughout
- Beautiful crown moulding
- Updated kitchen with fine cabinetry, Corian counters, top appliances, and new light wood flooring
- Ample closet space with walk-in closet in master bedroom, plus additional storage room
- **Underground garage space #106**

MONTHLY COOP FEE: \$2,372.33  
(Includes property taxes, parking, all utilities, internet, cable, and maintenance of HVAC)

MONTHLY MORTGAGE PAYMENT: \$47.48  
(Underlying mortgage approx. balance: \$4,000)

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*Over 50 Years of Real Estate Experience*

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**#1 ON-SITE WATERGATE SPECIALISTS!**

# 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 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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