

703 WATERGATE SOUTH



Fantastic Renovation with Potomac River & Kennedy Center Vista!

- Bright 1,333 square foot interior. 2 bedroom, 2 bath residence.
- Beautiful river view and stunning renovation with a smart floor plan that allows the second bedroom to add to the entertaining area as well as a place for a home office.
- New open kitchen with new quartz countertops, beautiful backsplash, custom cabinets, new GE profile stainless steel appliances, touch faucets.
- Sunny interior with no balcony overhang above. Picture windows across living room.
- Restored iconic oak parquet floors. Marble entry.
- Custom-built pocket door between living room/second bedroom opens to a large span of floor-to-ceiling windows and balcony.
- Beautifully renovated primary bath with double sinks and mirrors, heated flooring. Spa-like shower with designer tiling, 3 shower heads, and bench.
- Rare washer dryer in unit! Conveniently located Miele washer dryer.
- Excellent closet space throughout plus additional storage room.

GARAGE PARKING SPACE INCLUDED

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$2,764.71

Includes property taxes, all utilities, Internet, cable, maintenance of HVAC, underground garage parking, and all building amenities.

MONTHLY MORTGAGE PAYMENT: \$43.89

Underlying mortgage approx. balance: \$2,800

WATERGATE SOUTH AMENITIES INCLUDE 24-hour front desk & doorman service, saltwater outdoor pool and grill, fitness center, beautifully landscaped gardens, roof terrace, dog spa room, plus on-site shops & restaurants.



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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 amenities. Enjoy a swim in the heated outdoor pool, and be pampered at the Watergate Salon. Treat yourself to the Watergate Pastry Shop or café. Conveniences include on-site Post Office, wine store, and dry cleaner. Take advantage of 24/7 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™**



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