

810 WATERGATE SOUTH

OFFERED AT \$599,000 INCLUDING PARKING



MODEL CONDITION OPEN FLOOR PLAN WITH POTOMAC RIVER & GARDEN VISTA!

- Beautifully renovated 1,217 square foot interior
- One bedroom, two full baths
- The square feet of a two-bedroom in a spacious open one-bedroom floor plan. Great for living & entertaining!
- All new windows & sliding glass doors, opening to a 40-foot long balcony—and to a stunning view of the Potomac River, pool, landscaped gardens, and amazing sunsets
- Balcony features Trex maintenance-free decking.
- Mahogany hardwood floors throughout. Stone tile floors in entry foyer, kitchen, and baths. Recessed media area, accent lighting.
- Gourmet kitchen with top-of-the-line stainless steel appliances, wood and glass-front cabinets including full-height pantry, granite countertops, and glass subway tile backsplash.
- Updated baths with handsome vanities and stone countertops. Guest bath also features vessel sink and designer tile with stone accents.
- Custom designed closets, plus additional storage room

GARAGE SPACE #54 INCLUDED!

MONTHLY COOP FEE: \$2,166.91

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

MONTHLY MORTGAGE PAYMENT: \$39.64

Underlying mortgage approx. balance: \$3,500

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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 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. 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™**

A building that needs no introduction



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#1 IN SALES, WASHINGTON, DC



Over 50 Years of Real Estate Experience

WATERGATE SOUTH AMENITIES INCLUDE
24-hour front desk & doorman service,
salt-water outdoor pool, fitness center,
beautifully landscaped gardens, roof terrace,
plus on-site shops & restaurants. *Exciting
lobby renovation to begin Winter 2020!*

