801 WATERGATE SOUTH

OFFERED AT $1,095,000 INCLUDING PARKING

NEWLY RENOVATED SOPHISTICATED TWO-BEDROOM WITH POTOMAC RIVER & KENNEDY CENTER VIEW!

- Bright, completely renovated two-bedroom, 2.5 bath residence
- 1,390 square foot interior
- Floor-to-ceiling windows & balcony along the perimeter, with views of the Potomac River, Kennedy Center, and Watergate gardens
- Open gourmet kitchen with quartz countertops, tiled backsplash, white custom cabinets, KitchenAid appliances, and breakfast bar
- Impeccably designed baths with Carrara marble tile & countertops, LED lighted mirrors, and black Kohler & Pfister fixtures
- Great custom closets throughout, including huge walk-in closet in master bedroom, plus additional storage room
- New wood floors in main living areas
- New recessed & cove lighting, including tray ceiling with cove lighting in living room
- Custom blackout shades in both BRs, light filter shades in LR
- Bosch washer/dryer in the apartment

2 GARAGE SPACES INCLUDED: #204 & #204T (TANDEM)

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.

MONTHLY COOP FEE: $2,576.81

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

MONTHLY MORTGAGE PAYMENT: $48.54

Underlying mortgage approx. balance: $5,000

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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™

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