

# 507 WATERGATE SOUTH

OFFERED AT \$1,085,000 INCLUDING PARKING



## **Best River View and Stunning Renovation!**

- Stunning renovation by top decorator! Light-filled 1,381 SF interior with new floor-to-ceiling windows & balcony along entire perimeter
- Large one-bedroom with 2 full baths
- Open living and dining area with oak wood floors, modern electric fireplace, and hidden custom Murphy bed
- Art display lighting
- Fantastic kitchen with modern cabinetry including glass front cabinet, pantry, plus coffee bar area. GE Monogram refrigerator, KitchenAid pull-out hood, Sharp microwave drawer, Verona Italian oven, and Bosch dishwasher
- Second bath with designer floor and surround, stone counter
- Spacious primary bedroom with bath featuring wrap corner double sink, towel storage, custom medicine cabinet, and stunning walk-in shower with surround
- Window treatments, new doors & contemporary hardware
- Ample closet space throughout, including 3 walk-in closets, plus additional storage room

## **GARAGE SPACE INCLUDED!**

## **The Watergate—Full Service, All-Inclusive Fee**

### **MONTHLY COOP FEE: \$2,840.90**

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

### **MONTHLY MORTGAGE PAYMENT: \$48.52**

Underlying mortgage approx. balance: \$3,000

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



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**(202) 333-4167**

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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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*Over 50 Years of Real Estate Experience*

