

1501 WATERGATE SOUTH

OFFERED AT \$799,000 INCLUDES PARKING



**WITH EXPANSIVE PRIVATE ROOF TERRACE
AND DIRECT POTOMAC RIVER VIEWS**
One-of-a-Kind Penthouse

- Two bedrooms, two full baths
- 1,420 square foot interior
- Spiral staircase in entry foyer leads to upper-level loft that opens to the private roof terrace.
- Private roof terrace includes gas hook-up for a grill and plenty of space for entertaining.
- Oak parquet floors in living room and dining area
- Italian marble entry foyer with wet bar
- Washer/dryer hook-up
- Ample closet space throughout including walk-in closet in master suite, plus additional storage room
- **Underground garage space #88**



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 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.

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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TOP PRODUCER, #1 IN SALES WASHINGTON, DC



MONTHLY COOP FEE: \$2,909.73
(Includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC)

MONTHLY MORTGAGE PAYMENT: \$54.94
(Underlying mortgage approx. balance: \$6,500)



THE KENNEDY CENTER



WATERGATE SOUTH FITNESS CENTER



THE WATERGATE HOTEL



FOGGY BOTTOM METRO STATION