

501 WATERGATE WEST



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BREATHTAKING RIVER VIEW, SUPERB RENOVATION

2,740 square foot interior, exquisitely renovated by BOWA Design/Build. Two bedrooms and den, 3.5 baths. Over 90-ft full balcony and floor-to-ceiling windows turn the corner and follow the river, across the entire sunny southwest facing interior.

Balcony access from every room. A panorama of Potomac River, Key Bridge, Kennedy Center, Roosevelt Island, and sunset views is matched by the sensational one-of-a-kind interior.

INTERIOR FEATURES

The living and entertaining spaces include 4 seating areas. The unforgettable dining space has a woodworking masterpiece crafted ceiling and accent wall in walnut with hidden lighting strips and an Italian glass chandelier.

Abundant art space and recessed dimmable and adjustable lighting throughout. Double-pane windows have extra 3M Prestige film for art protection and comfort.

Trucor Black Hills Oak flooring throughout. Sophisticated office/den/theater room with pocket privacy doors, Cygnus quartz wall-to-wall bench. Office features a wrap-around desktop in Zeus White quartz, AV easily accessible in cabinets.

Extraordinary closet and storage space throughout, plus additional storage.

GARAGE PARKING INCLUDED

Underground parking space can possibly hold two cars.

\$103,000 underlying mortgage is deducted from cash due at settlement.

The Watergate—Full Service, All-Inclusive Fee

MONTHLY COOP FEE: \$4,008.02

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

MONTHLY MORTGAGE PAYMENT: \$733.46

Underlying mortgage approx. balance: \$103,000

WATERGATE WEST AMENITIES INCLUDE 24-hour front desk & doorman service, heated outdoor pool, fitness center, beautifully landscaped gardens, spectacular roof terrace, plus on-site shops & restaurants. Building recently renovated.





GOURMET KITCHEN

The beautiful Taj Mahal quartzite counters, sitting bar, and backsplash set the stage for the captivating Cobalt Blue quartzite peninsula countertop, waterfall and raised breakfast bar counter. Custom Brookhaven cabinetry and specialty pull-out cabinet with organizer.

Appliances include Miele Mastercool II Smart refrigerator, Miele 30" gas range with convection, Miele steam oven with multi-steam technology, Miele dishwasher, Miele dual zone wine storage refrigerator, Zephyr Range Hood, Panasonic microwave Inverter Technology & Genius sensor. Pendant lighting. Pentair Everpure filtered water system. Well-lit pantry with movable shelving and rolling cart.

BEDROOMS & BATHS

Luxurious primary bedroom with custom draperies, sitting area, Contardi Lighting, wall sconces by King Roselli Architects. Tailored Living closet system.

The primary bath features two thermostatic shower systems, Brizo Raincan showerhead and EuroSlide Bar handshower, heated floor and towel warmer, wood vanity, wood surround whirlpool tub with Bubble Massage and IPE wood decking - all will make you feel like you stepped into a spa. Toto commode. Emil Stonetalk Italian tile floors and surround. Accent wall, vanity counter, and designer floating stone shower benches in Kalahari quartzite.

The second bedroom features a Tailored Living murphy bed, and Exercise TRX XMount Anchor.

Guest bathrooms with Emil Stonetalk Italian tile, Zanzibar Marble and Silver Brown Wave Travertine benches, Floating vanity counters in Zeus White quartz. The powder room has a floating vanity with Basalt stone sink base and pendant lights. Bosch washer/dryer and Zeus White Quartz counters.

SMART HOME DETAILS

State-of-the-art smart home features include rock-solid mesh WIFI, CAT6 cables, Samsung TVs with 4K Apple TV, Lutron motorized shades, Eufy doorbell, Netgear switches, and UPS protection. Lutron programmable motorized blinds are in the entertainment areas, custom black-out draperies in bedrooms.



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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.

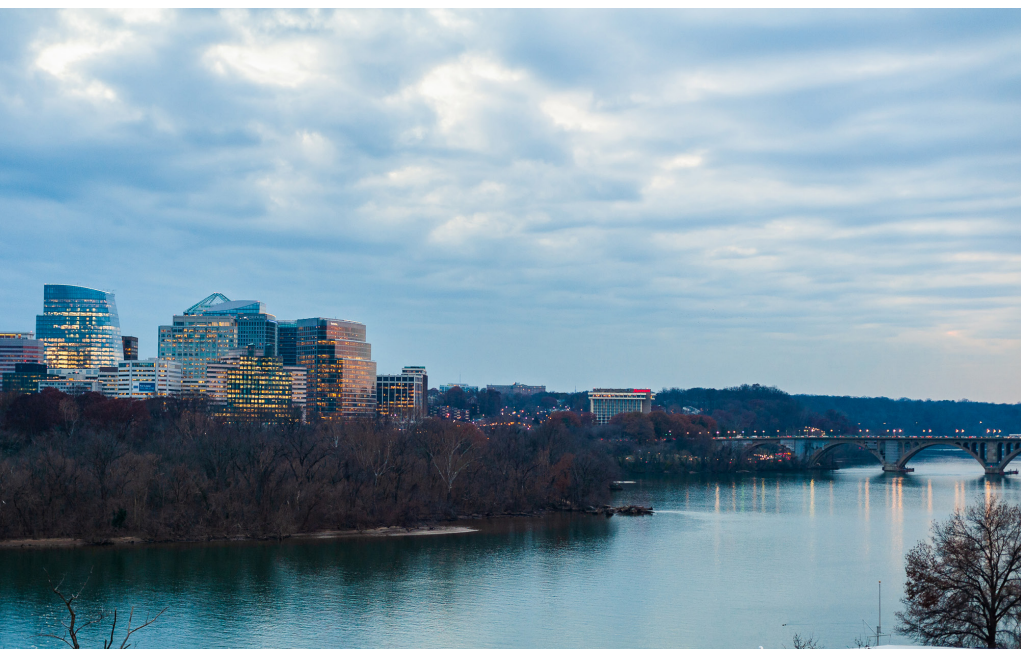
**COME FOR THE VIEW,
STAY FOR THE CONVENIENCE™**



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#1 ON-SITE WATERGATE SPECIALISTS!

A building that needs no introduction



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