

OFFERED AT \$615,000 INCLUDING PARKING

503 WATERGATE SOUTH



BRIGHT TWO-BEDROOM RESIDENCE WITH POTOMAC RIVER & KENNEDY CENTER VIEW

- Two-bedroom, two-bath residence with views of the Potomac River, Kennedy Center, and beautifully landscaped Watergate gardens
- 1,333 square foot interior
- Wide 34' balcony & floor-to-ceiling windows along the perimeter with entry onto the balcony from every room
- Oak parquet floors throughout
- Sliding wall/door glides open easily into the second bedroom, offering floor plan versatility
- Marble entry foyer & baths
- Kitchen with wood cabinetry and stainless steel appliances including GE gas range & Bosch dishwasher
- Excellent closet space throughout plus additional storage room

GARAGE PARKING SPACE #194 INCLUDED

MONTHLY COOP FEE: \$2,174.07

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

MONTHLY MORTGAGE PAYMENT: \$41.83

Underlying mortgage approx. balance: \$4,000



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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 heated 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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