

515 WATERGATE SOUTH

OFFERED AT: \$445,000



Beautifully Renovated One-Bedroom Residence

- Recently renovated one bedroom, one bath
- Bright 932 square foot interior
- Floor-to-ceiling windows and balcony along the entire perimeter with a quiet garden view
- Updated flooring and beautiful modern lighting
- Recently renovated inviting open kitchen features top stainless steel appliances, light wood cabinetry, and granite countertops with breakfast bar
- Rare washer/dryer
- Take advantage of extra storage space in the separate laundry room just off the kitchen—a great find in a one-bedroom!
- Spacious master bedroom with walk-in closet and access to balcony
- Beautifully updated full bath
- Ample closet space throughout plus extra storage room
- Watergate South amenities include 24-hour front desk service, concierge, heated outdoor pool, roof deck, exercise room, and community room.



Over 50 Years of Real Estate Experience

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#1 On-Site Watergate Specialists!

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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 outdoor heated 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 is re-opening now 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.

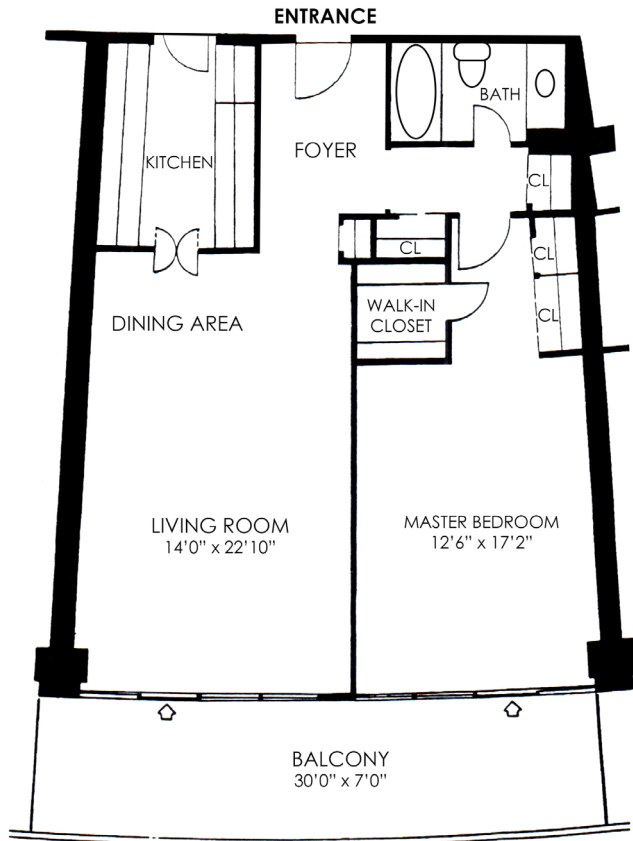
The Watergate is located a few blocks from Foggy Bottom Metro Station, neighborhood farmers' market, and grocery stores, including Whole Foods and Trader Joe's. It's a few steps to the new Georgetown Waterfront Park, where you can choose from several waterfront restaurants, see a movie, or take a boat 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**

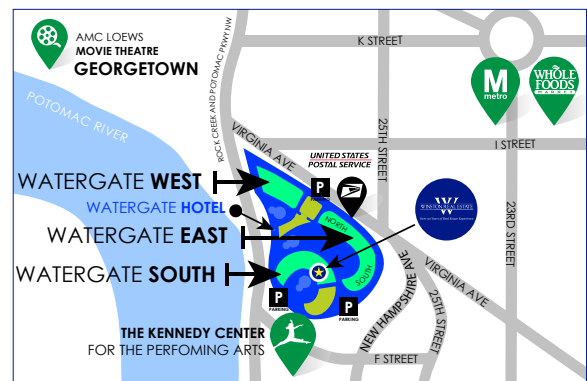
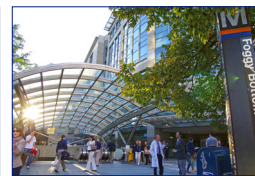
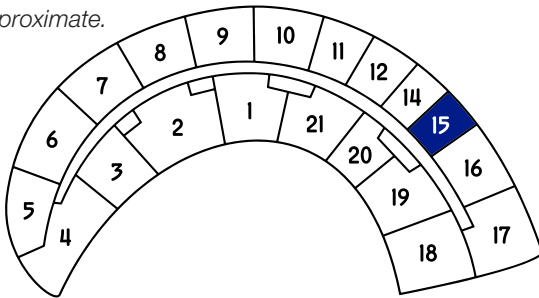


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Awards for #1 in Sales, Washington, DC

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*Floor plan is approximate.



MONTHLY COOP FEE: \$1,221.53
(Includes property taxes, utilities, basic cable, internet, and maintenance of HVAC)

MONTHLY MORTGAGE PAYMENT: \$24.45
(Underlying mortgage approx. balance: \$3,000)