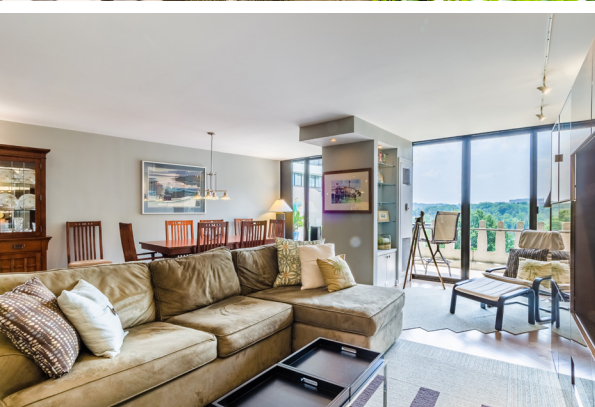
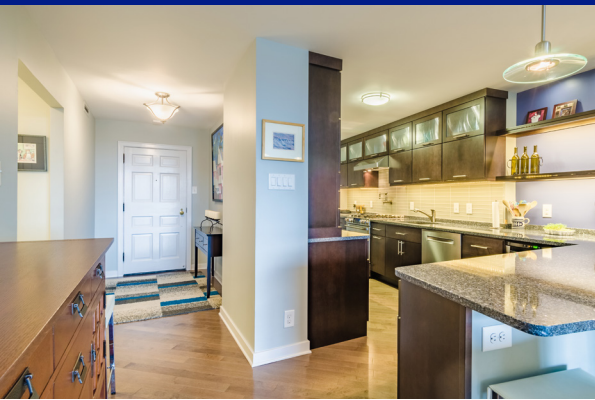


# 719 WATERGATE SOUTH

OFFERED AT \$939,500 INCLUDING PARKING



## Impeccably Renovated Modern Interior and a Direct River View *Perfect for Living and Entertaining!*

- Completely renovated, spacious one-bedroom residence with two full baths and a 1,500 square foot interior
- Wide uncovered balcony & floor-to-ceiling windows along the entire perimeter—enjoy plenty of natural light and stunning direct views of the Potomac River!
- Open floor plan with extra large space for living! Room for a desk or media space
- New hardwood floors, custom built-in cabinets and shelving in main living areas, new interior doors and woodwork, and new lighting throughout
- Gourmet open kitchen features Cambria quartz countertops, deep stainless steel undermount sink, stunning glass subway tile backsplash, and fine wood cabinetry complemented by open shelving. Double-stacked upper cabinets with a top row of ridged glass-front interior-lit cabinets
- All stainless steel appliances: Bosch dishwasher, GE Café French door refrigerator, GE Profile wine refrigerator, Sharp microwave/convection oven, and GE Café five-burner gas range with grill-top, warming oven, and pot filler
- Exquisite baths feature dazzling custom mirrors with "frames" of frosted LED light; GROHE, Hansgrohe, and TOTO fixtures; and plenty of storage with handsome new wood vanities & built-in medicine cabinets.
- Master bath also features a large walk-in shower with frameless glass enclosure, marble surround, and one-piece granite base. Spacious and private master suite with ceiling fan and huge walk-in closet.
- LG washer/dryer
- CAT 5 wiring and CATV in all rooms with distribution panel
- Extraordinary storage! Closets throughout are custom designed with built-ins to maximize utility and storage capacity. Additional storage room included
- **Underground garage space #111A**



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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: \$2,603.78**  
(Includes property taxes, parking, all utilities, internet, cable, and maintenance of HVAC)

**MONTHLY MORTGAGE PAYMENT: \$52.11**  
(Underlying mortgage approx. balance: \$3,500)



*Over 50 Years of Real Estate Experience*