



504 WATERGATE SOUTH

"On-the-Point" with the Best River View!
Experience the spectacular river view—from the Lincoln Memorial to the Georgetown waterfront

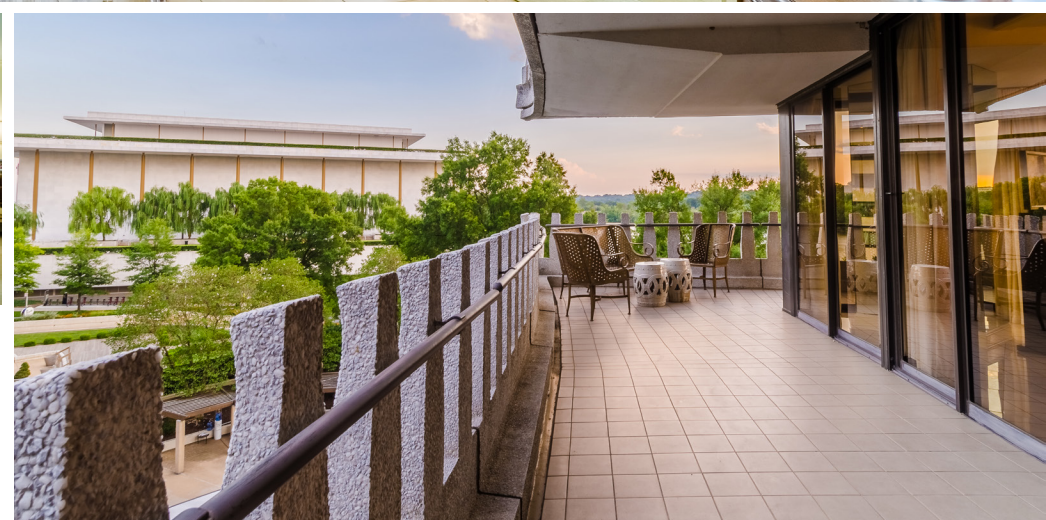


Over 50 Years of Real Estate Experience

Call Gigi Winston – Broker, GRI®
#1 On-Site Watergate Specialists!

(202) 333-4167
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A Rare Find in Watergate South
"On-the-Point" Floor Plan

- Beautifully renovated two bedrooms, two baths plus powder room
- 1,809 square foot interior
- 120 foot wrap-around tiled balcony with access from every room
- The only tier with entry onto balcony from the kitchen
- Floor-to-ceiling windows along the entire perimeter
- Modern lighting and crown molding throughout
- Tray ceiling with recessed lighting in living room
- Elegant 18" marble tile flooring in entertaining area
- Renovated kitchen includes custom cabinetry, granite countertops with undermount stainless steel sink, diamond-shaped tile backsplash, ceramic tile flooring, recessed lighting, Bosch appliances, Sub-Zero refrigerator, and a door onto the balcony!
- Powder room with marble counter and crystal light fixture
- Dry bar with granite counter
- Spacious master suite with large walk-in closet and television hidden in mirror
- Sumptuous master bath with walk-in shower, marble flooring and counter, and recessed lighting
- Large guest bedroom with wood custom built-ins and storage spaces
- Guest bath with beautiful marble flooring and counter, and KOHLER tub with custom tile
- Washer/dryer
- Exceptional closet space and extra storage room
- **Underground garage space #143 included**

MONTHLY COOP FEE: \$3,272.40

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

MONTHLY MORTGAGE PAYMENT: \$65.49

(Underlying mortgage approx. balance: \$8,000)

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.

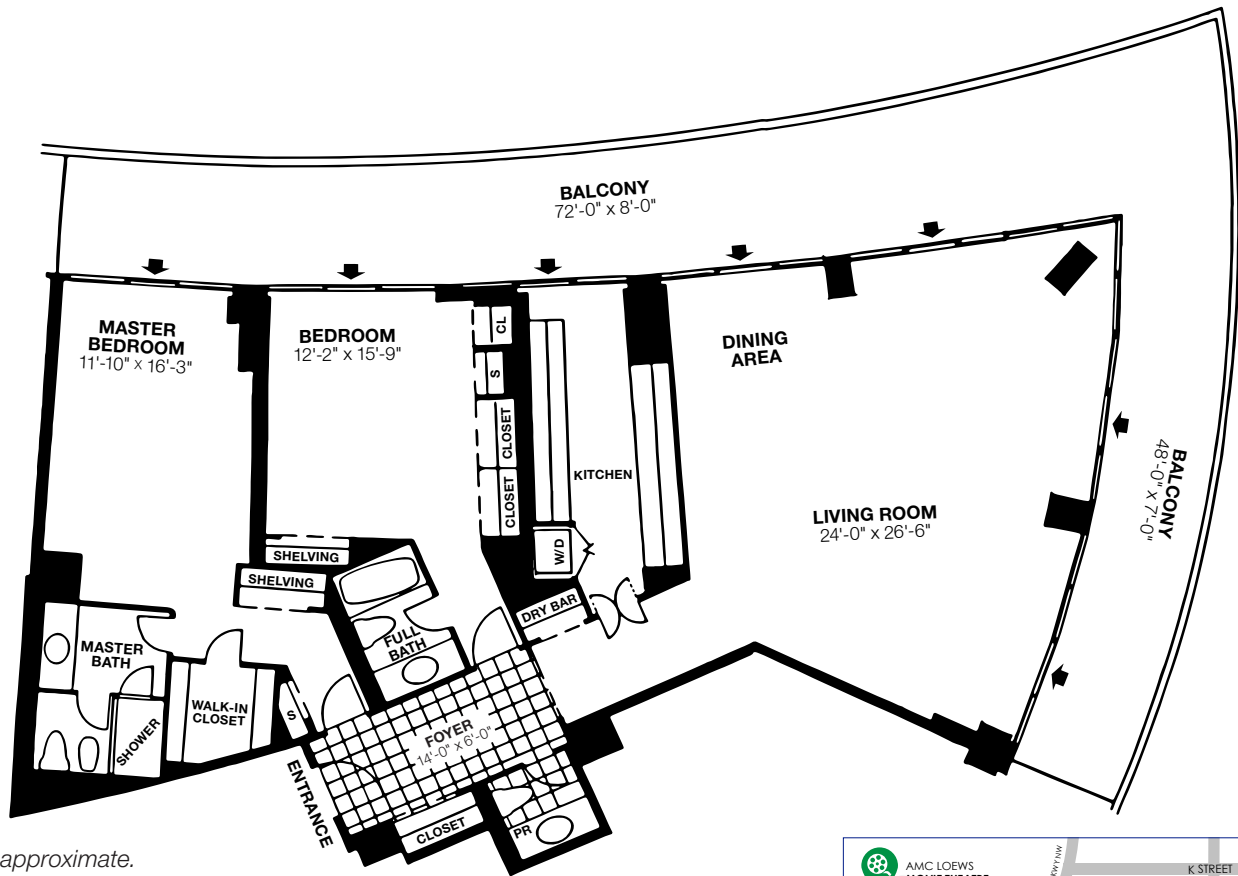
The Watergate is located a few blocks from Foggy Bottom Metro Station, neighborhood farmers' market, and grocery stores, including Whole Foods and Trader Joe's. It's a few steps to the new Georgetown Waterfront Park, where you can choose from several waterfront restaurants, see a movie, or take a boat 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: #1 in DC and Top 5 in Sales

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*Floor plan is approximate.

