

517 WATERGATE SOUTH

OFFERED AT \$799,000 INCLUDING PARKING



Spacious Two-Bedroom & Den Corner Residence With Curved Interior Plan

- Beautiful two-bedroom, two-bath residence with den area
- 1,735 square foot interior
- Fantastic floor plan featuring curved living room, den, and dining area!
- Two wide balconies with room for outdoor living and entertaining!
- **New** floor-to-ceiling windows, picture windows, and sliding balcony doors along the entire perimeter
- Marble entry foyer with custom inset shelving
- Superb new hardwood flooring
- Rare separate dining area
- Updated wet bar/coffee bar with spotlight accent lighting and brass undermount sink
- Large kitchen features granite countertops, recently updated appliances, undermount sink, and plentiful cabinetry. Two wide entryways let in lots of natural light.
- Baths feature custom inset shelving and new commodes.
- Luxurious marble master bath includes separate tub and shower plus extra built-in storage space.
- Washer/dryer
- Ample closet space throughout plus additional storage room
- Window treatments, outdoor planters, and patio furniture included
- **Underground garage space #145**



Over 50 Years of Real Estate Experience

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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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MONTHLY COOP FEE: \$2,571.63
(Includes property taxes, all utilities, internet, cable, and maintenance of HVAC)

MONTHLY MORTGAGE PAYMENT: \$51.46
(Underlying mortgage approx. balance: \$6,500)



THE WATERGATE HOTEL



WATERGATE SOUTH FITNESS CENTER



THE KENNEDY CENTER



FOGGY BOTTOM METRO STATION

