

810 WATERGATE SOUTH

OFFERED AT \$675,000 INCLUDES PARKING



MODEL CONDITION WITH POTOMAC RIVER AND GARDEN VISTA

- Extra spacious one-bedroom with two full baths—converted from a two-bedroom
- Renovated 1,217 square foot interior
- Balcony and new double-pane floor-to-ceiling windows along the entire perimeter, with views of the Potomac River, pool, gardens, the lively Watergate Hotel—and sunsets!
- Balcony features Trex maintenance-free decking.
- Mahogany hardwood floors throughout
- Marble floors in entry foyer, kitchen, and baths
- Built-in illuminated display shelves, recessed media area
- Gourmet kitchen with Kenmore Elite stainless steel appliances, dark wood glass-front cabinets including full-height pantry, granite countertops, and glass subway tile backsplash
- Updated baths with Kohler fixtures, vessel sinks, handsome wood vanities, and custom tile design
- Custom elfa closets, plus additional storage room

GARAGE SPACE #54 INCLUDED



Over 50 Years of Real Estate Experience

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#1 ON-SITE WATERGATE SPECIALISTS!



THE WATERGATE—A GREAT PLACE TO CALL HOME

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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#1 IN SALES, WASHINGTON, DC

MONTHLY COOP FEE: \$2,099.62
(Includes property taxes, parking, utilities, internet, cable, and maintenance of HVAC)

MONTHLY MORTGAGE PAYMENT: \$39.55
(Underlying mortgage approx. balance: \$4,600)

