

**OFFERED AT \$710,000 INCLUDING PARKING**

# 503 WATERGATE SOUTH



## **BRIGHT TWO-BEDROOM RESIDENCE WITH POTOMAC RIVER & KENNEDY CENTER VIEW**

- Two-bedroom, two-bath residence with views of the Potomac River, Kennedy Center, and beautifully landscaped Watergate gardens
- 1,333 square foot interior
- Wide 34' balcony & floor-to-ceiling windows along the perimeter with entry onto the balcony from every room
- Oak parquet floors throughout
- Sliding wall/door glides open easily into the second bedroom, offering floor plan versatility
- Marble entry foyer & baths
- Kitchen with wood cabinetry and stainless steel appliances including GE gas range & Bosch dishwasher
- Excellent closet space throughout plus additional storage room

**GARAGE PARKING SPACE #194 INCLUDED**

## **MONTHLY COOP FEE: \$2,174.07**

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

## **MONTHLY MORTGAGE PAYMENT: \$41.83**

Underlying mortgage approx. balance: \$4,000



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**#1 ON-SITE WATERGATE SPECIALISTS!**



## THE WATERGATE RESIDENCES—MAKE NEW HISTORY!

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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