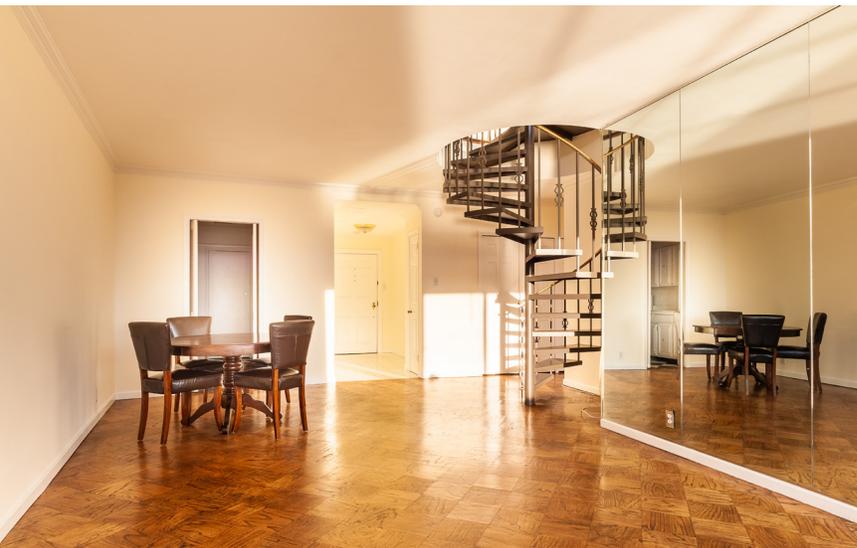


1519 WATERGATE SOUTH

OFFERED AT \$590,000 INCLUDING PARKING



LIGHT-FILLED PENTHOUSE RESIDENCE WITH PRIVATE ROOF TERRACE & POTOMAC RIVER VIEWS!

- Two-level penthouse with huge private roof terrace
- Large one-bedroom/one-bath with loft-style den
- 875 square foot interior
- Private roof terrace with gas grill hookup and views of the Potomac River, Kennedy Center, Roosevelt Island—and sunsets!
- Spiral staircase leads to loft and private terrace.
- Very functional loft/den—ideal for study
- Bright, spacious living room
- White marble entry foyer
- Oak parquet floors throughout
- Updated white marble bath with wide vanity
- Ample closet space, plus additional storage room

GARAGE SPACE #101 INCLUDED

WATERGATE SOUTH AMENITIES INCLUDE:

24/7 front desk and doorman service, salt-water outdoor pool, fitness center, beautifully landscaped gardens, roof terrace, plus on-site shops & restaurants.

MONTHLY COOP FEE: \$1,934.74

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

MONTHLY MORTGAGE PAYMENT: \$35.39

Underlying mortgage approx. balance: \$3,600



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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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