



Over 50 Years of Real Estate Experience

504 WATERGATE SOUTH

CALL GIGI WINSTON BROKER, GRI®
(202) 333-4167
winstonre.com



A RARE FIND IN WATERGATE SOUTH "ON-THE-POINT" WITH THE BEST RIVER VIEWS

Experience panoramic river views—from beyond the Kennedy Center to the Georgetown waterfront!

- Renovated 1,809 square foot interior
- Two bedrooms, two baths plus powder room
- 120-foot tiled wrap-around balcony with access from every room
- The only tier with balcony access from the kitchen
- Floor-to-ceiling windows along the entire perimeter with panoramic views of the Potomac River, Roosevelt Island, Key Bridge, Georgetown waterfront—and sunsets!
- Superb interior finishes including a tray ceiling with recessed lighting in living room
- Kitchen includes custom cabinetry, Bosch appliances, and Sub-Zero refrigerator.
- Spacious master suite with large walk-in closet and master bath with walk-in shower
- Large guest bedroom with custom built-ins and ensuite bath
- LG washer/dryer
- Excellent closet space throughout, plus additional storage room

GARAGE PARKING SPACE INCLUDED

- Watergate South amenities include 24-hour front desk & doorman service, salt-water outdoor pool, fitness center, roof terrace, community room, plus on-site shops and restaurants.
- Walk to the Kennedy Center, Georgetown Waterfront, Foggy Bottom Metro, Watergate Hotel & Spa, and more.

MONTHLY COOP FEE: \$3,581.02

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

MONTHLY MORTGAGE PAYMENT: \$65.52

Underlying mortgage approx. balance: \$7,100



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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 & 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 ON-SITE WATERGATE SPECIALISTS!

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