

12636 GREENBRIAR ROAD

ADDITIONAL AMENITIES

- Custom-built, 3-level all brick constructed home with over 8,000 sq. ft. (approximately) of finished space, encompassing 5 Bedroom, 4 full/2 half Baths and situated on a private 2 acre lot backing to woods.
- 9' ceiling height throughout the 1st floor.
- Gorgeous flagstone patios and private screened-in porch overlooking beautifully landscaped, tranquil yard.
- Professionally decorated (by Katherine Flanagan) and beautiful custom window treatments throughout.
- 2-zone heating: York forced air gas furnace.
- 2-zone cooling: Electric central air conditioning.
- (2) Trion electronic air cleaners
- (2) Aprilaire humidifiers
- AO Smith 75-gallon gas hot water heater.
- Security system.
- Year Built: 1998
- Lot Size: 87,120 sq. ft (2 acres).
- Estimated Taxes: \$21,508/yearly (1st year without homestead exemption)
- Just minutes from Potomac Village, downtown Bethesda, DC and Virginia.

SCHOOLS

- Elementary: Potomac
- Middle: Herbert Hoover
- High: Winston Churchill

Disclosures, photos & tour online @ www.coleyreed.com



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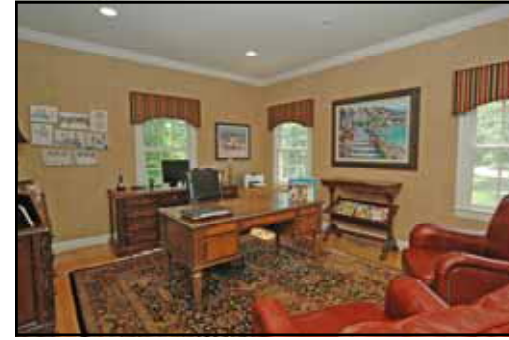


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GORGEOUS PALATINE COLONIAL
POTOMAC, MD



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MAIN LEVEL

- 2-story Foyer entry with hardwood flooring, (2) coat closets, chandelier, Palladian window, decorative ledge and crown, chair rail & shadow box moldings.
- Living Room with hardwood flooring, recessed lighting and crown molding.
- Dining Room with hardwood flooring, chandelier, faux finished walls, recessed lighting and crown, chair rail & shadow box moldings.
- Library/Office with hardwood flooring, crown molding, recessed lighting and built-in wet bar w/granite top, glass shelving, stainless steel sink & GE mini refrigerator.
- Powder Room with hardwood flooring and pedestal sink.
- 2-story Family Room with carpet, floor-to-ceiling stone gas fireplace w/ raised stone hearth & mantle, (2) custom built-in bookcases, Palladian window, recessed lighting, ceiling fan and French doors opening to flagstone patio.
- Chef's Kitchen with ceramic tiled flooring, built-in wall gas fireplace w/ ceramic tiled surround, 42" cabinetry, granite countertops, ceramic tiled backsplash, center island/breakfast bar w/ undermount double-bowl stainless steel sink and garbage disposal, faux finished walls, walk-in pantry, recessed lighting and under cabinet lighting. Appliances: GE side-by-side refrigerator w/cabinetry front & water/ice dispenser, GE double wall ovens, Thermador 5-burner gas cooktop w/ down draft system, Maytag dishwasher and GE microwave.
- Breakfast Room with ceramic tiled flooring, chandelier, vaulted ceiling, (2) skylights, faux finished walls, recessed lighting and built-in desk w/ 42" cabinetry & granite countertop.
- Screened-In Porch with carpet, ceiling fan, crown molding, (2) wall sconces, wall-mounted outdoor speakers and door to flagstone Patio.
- Flagstone patio with steps leading to yard & hot tub.
- Mudroom with ceramic tiled flooring, cabinetry w/countertop & sink, double-wide coat/storage closet and exit door to Garage.
- 2nd Powder Room with ceramic tiled flooring and pedestal sink.
- 3-Car Garage with automatic openers.

UPPER LEVEL

- Master Bedroom Sitting Room with carpet, built-in wall gas fireplace w/marble tiled surround and recessed lighting.
- Master Bedroom Suite with carpet, cathedral ceiling and Palladian window.
- Master Bath with Jetted tub, separate shower w/ built-in bench, commode closet, marble tiled double sink vanity, (2) walk-in closets, recessed lighting and marble tiled flooring & tub/shower surrounds.
- Laundry Room with ceramic tiled flooring, built-in cabinetry w/ countertops, laundry tub, Kenmore washer, Maytag dryer and utility closet.
- Hallway with hardwood flooring, crown molding and recessed lighting.
- 2nd Bedroom with carpet and walk-in closet.
- En-suite 2nd Bathroom with shower, granite tiled vanity top, recessed lighting and ceramic tiled flooring & shower surround.
- 3rd Bedroom with carpet, (2) double-door closets and faux finished walls.
- 4th Bedroom with carpet and (2) double-door closets.
- 3rd Bathroom with shower, skylight, ceramic tiled double sink vanity, recessed lighting and ceramic tiled flooring & tub/shower surround.

LOWER LEVEL

- Expansive Recreation Room with carpet, (2) storage closets, recessed lighting and French doors leading to lower flagstone patio.
- Lower flagstone patio with steps leading to additional flagstone patio w/ Hot Springs hot tub.
- Billiards Room area with carpet, recessed lighting and track lighting.
- 5th Bedroom with carpet and walk-in closet.
- Full 4th Bathroom with tub/shower, ceramic tiled vanity top and ceramic tiled flooring & shower surround.
- Storage/Utility Room.

All information is deemed reliable, but not guaranteed.