



*3224 PARK VIEW ROAD • CHEVY CHASE, MD 20815*

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*W*elcome home to 3224 Park View Road -- a five bedroom, five and one half bath design-build masterpiece merging old-world craftsmanship with 21st century sensibilities. From the mahogany porch ceiling to the nine-foot tall natural stone fireplace surround, this 5,700 sq. ft. home offers the highest level of finishes and an unrivaled attention to detail. Here the greatest challenge awaiting you will be deciding on your favorite room in which to relax and rejuvenate or better yet whether to enjoy a five-minute scenic stroll to the neighborhood playground or the super-close Rock Creek Park trail head.



The heart of your home offers a “great” family room with vaulted ceilings, gas fireplace, and bay window PLUS a chef-grade kitchen featuring plentiful custom cabinetry with soft close doors and drawers as well as triple pantry and wine rack, vast granite countertops, natural stone in-laid backsplash, massive island (with storage, separate sink, and easily accommodating four stools), window bench with drawers, glass door to deck, and all stainless steel top-of-the-line appliances:

- Gas stove and oven range with four burners and center grill by Capital Grilling Equipment
- Self-cleaning dual ovens with thermal correction by Viking
- SubZero refrigerator and freezer with ice-maker
- Hood venting to exterior
- Quiet Partner 3 dishwasher (stainless steel interior).



# Features & Amenities

- Craftsman-level woodwork throughout home including nine-inch baseboards, wainscoting, and custom crown moulding
- Vaulted eleven-foot ceilings in main level Great Room
- Nine-foot ceilings in Foyer, center hall, Living Room, Dining Room, Master Bedroom, Bedroom #2, and bonus space
- Wood floors throughout
- Natural stone floor-to-ceiling fireplace surround
- Five and a half bathrooms with stone-topped vanities, natural stone floors, and natural stone shower/tub surrounds
- All-new Andersen dual-pane windows and doors
- Plentiful recessed lights
- Integrated sound system throughout
- whole-house as well as patio and deck
- Designer window treatments
- Three mounted flat panel HDTVs
- Bedroom-level laundry room including energy star front-load washer and separate dryer (on raised pedestals with drawers)
- Outdoor retreat offering expansive fully-fenced flat yard, elevated deck, and yard-level patio
- Alarm system with motion and glass break sensors
- Two zoned central air-conditioning and heat

Taxes (2017): \$10,592

Living Area: 5,700 sq. ft.

Lot size: 12,915 sq. ft.

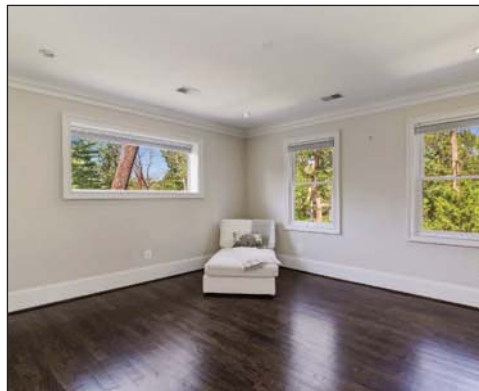
*Offered at \$1,349,900*





The large master bedroom features two double windows, in-ceiling speakers, recessed lighting, a walk-in closet (large enough to be a dressing area) with custom built-in drawers and hanging space, and an ensuite bathroom awash with natural light and including:

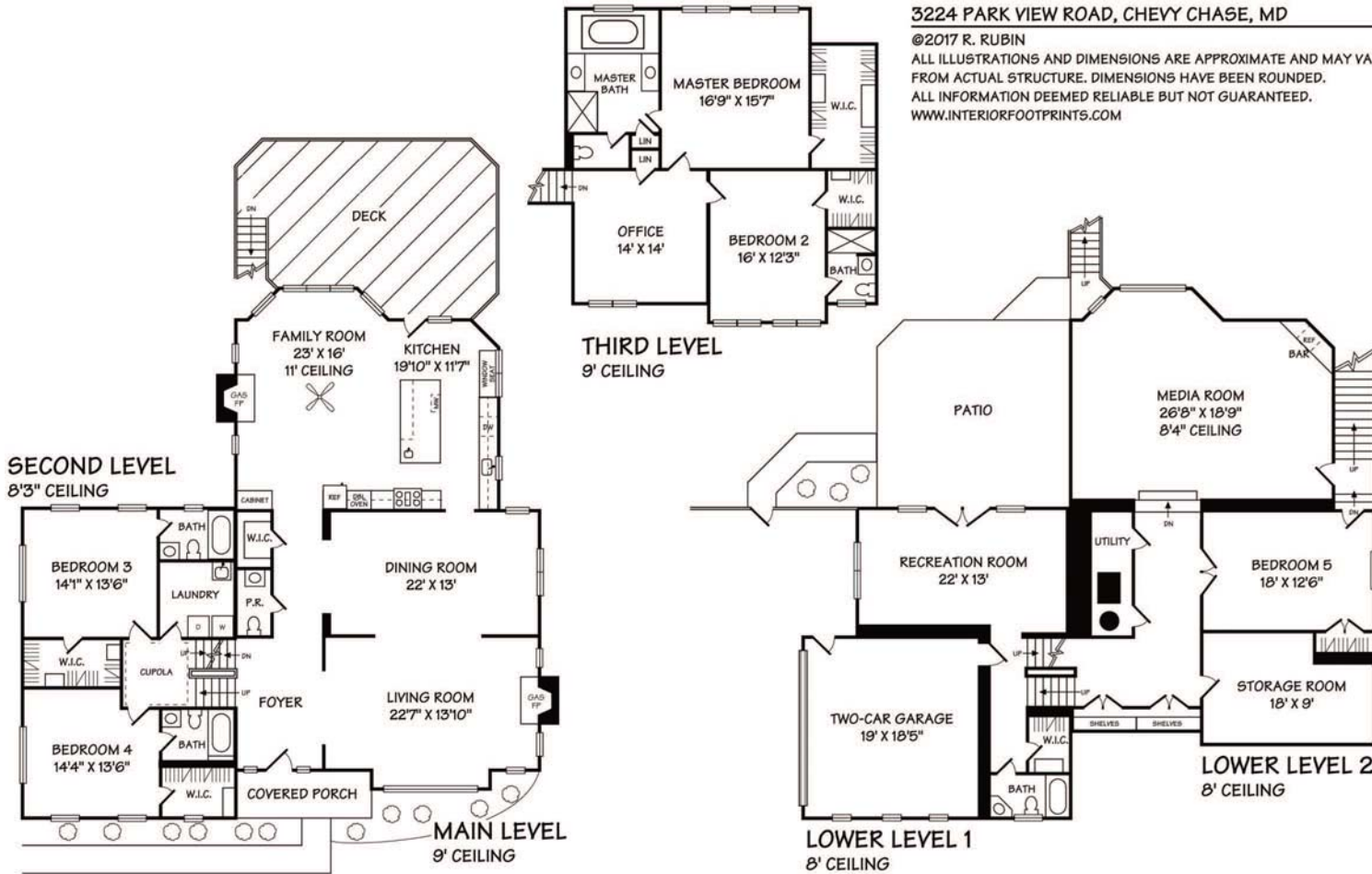
- Dual stone-topped vanities
- Kohler soaking tub with jets
- Glass shower spa with wall jets and both handheld and overhead showerheads
- Linen closet
- Separate toilet closet.



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Information deemed reliable but not guaranteed

- Across five levels (4 at or above-grade), this 5,700 sq. ft. house features:
- Three Family Rooms including the main level "great" room (11 ft ceiling) with an expansive bay window, a gas fireplace, access to the elevated rear deck, and opening to the gourmet kitchen; a second family room with a wall of glass and sliders leading to the patio; and a third family or recreation room also with a door to the rear yard.
  - Gourmet Kitchen (easily will be the envy of your friends and family) boasts granite counters, plentiful custom cabinetry, in-laid natural stone backsplash, chef-grade stainless steel appliances (SubZero and more), and massive island with sink and breakfast bar.
  - Living and Dining Rooms offering 9 ft ceilings, recessed lighting, custom woodwork, gas fireplace, and space to entertain 50 or more of your closest friends and family.
  - Five Bedrooms including a Master Suite with an expansive dressing room as well as three additional bedrooms all with ensuite natural stone baths and walk-in closets. The fifth bedroom (presently used as an exercise room) on the lower "walk-out" level offers a glass door to private, green yard.
  - Theatre (Recreation) Room with 7.1 surround sound (so long 5.1).
  - Integrated sound system throughout home, deck, and patio.
  - Bedroom-level laundry room.
  - Two car side-entry garage

