



FEATURES AND AMENITIES

Do not miss this rare opportunity to call home this stunning and spacious 4 bedroom, 3 full bath, 2 half bath colonial with two-story family room, large deck, lush yard, and two-car garage in close-in Potomac -- a stone's throw to Washington, D.C. and Bethesda and located in the thousand-acre natural setting of Avenel.

EXCELLENT LOCATION

- Nestled in a luxury residential community showcasing rolling wooded countryside and a winding network of bike paths and jogging trails
- Easy stroll to playground and picnic areas of Avenel Park, pool and tennis courts of Avenel Swim and Tennis Club as well as the 18-hole championship golf course*
- Close proximity to Potomac River Park and the C&O Canal, offering scenic views and towpaths for hikers and cyclists
- Convenient five minute drive to Potomac Village restaurants and shops
- Direct access to downtown Bethesda and DC along commuter-friendly River Road

SOLID CONSTRUCTION WITH ROOM TO GROW

- Brick exterior
- Steel beam construction
- Cedar shingle roof
- Pre-listing inspected and certified by qualified home inspector
- Unfinished 3,500 + sq ft lower level with exceptional ceiling height, brick fireplace, full-size windows, walk-out potential and roughed in full bath
- 3-zone heating and cooling high-efficiency system

SOUGHT-AFTER FEATURES

- Hardwood floors
- Recessed lighting
- In-wall speakers throughout main level
- Cathedral ceilings

IDEAL INTERIORS

- Spacious, light-filled main level with open floor plan perfect for entertaining
- Grand two-story foyer (11 ft x 11 ft) with two coat closets
- Living room (14 ft x 19 ft) and dining room (14 ft x 19 ft) each with cathedral ceilings

- Airy two-story family room (20 ft x 20 ft) boasts full room height stone fireplace, custom wood cabinetry, surround sound in-wall speakers, and wall of windows overlooking lush yard
- Cook's kitchen (18 ft x 16 ft) with six-burner stove, two wall ovens, sub-zero refrigerator, island, and granite counters offering plenty of space for the entire family to chop, dice, and gather together
- Unique octagon-shaped, all-windowed breakfast room (14 ft x 14 ft) and den (14 ft x 14 ft) each with cathedral ceilings and French doors to deck. Both rooms currently feature fabric "tenting" which can be easily removed with little or no damage to walls.
- Rare, main level master bedroom (24 ft x 16 ft) suite with a wall of windows, ample room for a king-size bed and multiple sitting areas, two double closets, a walk-in closet/dressing area, PLUS an impressive master bath (19 ft x 9 ft) boasting vaulted ceiling, marble floors, separate shower, jacuzzi tub, and flanked by two mirrored vanities
- Laundry room on same floor as master bedroom
- Unfinished lower level (over 3,000 sq ft) with full-size windows, extra tall ceilings, brick fireplace, roughed-in full bath, and walk-out potential offers plenty of room to grow and a rare blank canvas for endless possibilities. What will you choose? A media room, game room, additional bedrooms???
- Second master bedroom (13 ft x 14 ft) with private bath and ample closet space on upper level
- Bedroom 3 (16 ft 10 inches x 11 ft) and bedroom 4 (11 ft x 14 ft) also on the upper level share a bathroom (Jack n' Jill configuration).
- Each bedroom has multiple closets, plush carpet, and large windows
- Two-car garage with remote access and deep driveway

GREAT OUTDOORS

- Expansive deck offering multiple areas for dining, relaxing, and entertaining while enjoying views of mature trees
- Over half-acre of lush grounds, the ideal setting for all of your outdoor pursuits whether it be growing your own vegetables, tossing a ball, building a fort, soaking up sunshine, or lazing on a hammock under the canopy of trees

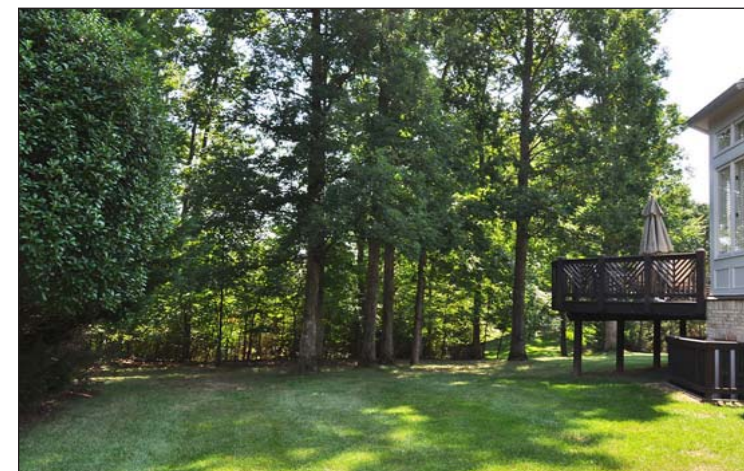
*Memberships to swim, tennis, and golf clubs are not included in the monthly Association fee. Information Deemed Reliable, but not Guaranteed.

9826 Avenel Farm Drive • Potomac, Maryland 20854



Situated in lush Avenel, this contemporary home with great curb appeal blends the best of two worlds --the lifestyle of a private community nestled among rolling wooded countryside and winding bicycle paths and jogging trails with the convenience of being an easy drive to downtown DC and Bethesda. This 4 bedroom, 3 full bath, 2 half bath all-brick colonial home features:

- Spacious, light-filled main level with open floor plan.
- Rare main level master bedroom suite.
- Airy family room with stone fireplace and two-story wall of windows.
- Living and dining rooms each with cathedral ceilings.
- Expansive deck overlooking yard of mature trees.
- Two-car garage.
- Just steps from Avenel Park, playground, tennis, and more.



This all-brick home sited on over a half acre offers more than 6,100 sq ft of contemporary living space on the main and upper levels with cathedral ceilings, two-story foyer and family room, and so much more. On the lower level, the home boasts 3,500 sq ft of yet untouched space -- waiting for the creative inspiration of its next family.

List Price: \$1,635,000
 Avenel Association fee: \$330 (monthly)
 Taxes: \$17,236 (2009)

- Year Built: 1989
- Lot Size: 0.52 Acres
- Main and Upper Level Living Areas: 6,112 sq ft
- Lower Level (unfinished) Area: 3,682 sq ft

Information deemed reliable but not guaranteed.

