



Spectacular renovated and remodeled five bedroom, three and one-half bath home bathed in natural light with modern open floor plan, three outdoor areas including vast flat yard, and ideal location tucked away on a quiet cul-de-sac. Easy stroll to C&O Canal and Capitol Crescent Trail plus restaurants and more.

High-End Modern Amenities ~ Open-Concept Living
No Detail Overlooked ~ No Room Untouched

4813 Bending Lane NW
Palisades

For those who want it all . . .

Do you crave natural light?

Do you dream of endless outdoor space?

Do you want to be an easy stroll to restaurants and shops AND to revitalizing recreation such as running, biking, and even fishing and boating?

Be the first to call home this spectacular, newly-renovated and remodeled five bedroom, three and one-half bath contemporary. No detail overlooked. No room untouched.

Designed for discerning buyers who desire high-end modern amenities, open-concept living, and stunning natural beauty. Coveted features include:

- ❖ Wall of glass in living room and master suite.
- ❖ Contemporary, open floor plan bathed in light offering views from every vantage point.
- ❖ Choice of three outdoor spaces including a vast, flat rear yard; 23-ft. balcony off master suite; and private landscaped garden off ground level bedroom.
- ❖ High-end everything from custom cut stone to Bosch stainless steel appliances.
- ❖ Over 2800 sq. ft. of living on three levels.
- ❖ Tucked away on a quiet cul-de-sac within an easy walk to parks and trails, farmer's market, neighborhood restaurants, and boutique shops plus Starbucks, Safeway, and CVS.



Information deemed reliable but not guaranteed.



Living Area: 2875 sq ft Lot Size: 5547 sq ft Taxes: \$9078 (2015) Year Renovated: 2015-16



New Roof
 Gas Heating & Cooling
 Electronic Air Filter
 Ultra-Violet Air Purifier
 Humidifier
 Gas Water Heater
 French Drain System
 Newly Painted Exterior



Additional photos and floor plans plus a 3D-360 tour available at: www.RochelleRubin.com .

FEATURED THROUGHOUT this entire 2015-2016 renovation and remodel: new white oak wood floors, recessed lighting, custom window treatments, new dual-pane energy efficient Pella windows and sliding doors, as well as new solid wood interior doors with oil rubbed bronze hardware.

MAIN LEVEL

Foyer

- ❖ Welcoming entry offers coat closet and a place to rest your keys when returning home to your private retreat.

Living Room

- ❖ Benefits include open-concept airy living space bathed in natural light, wall of glass revealing views from every seat, gas fireplace, double Pella sliding doors to deck, and pre-wired (HDMI and electrical) for wall-mounted TV.

Eat-in Kitchen

- ❖ Form meets function in this smartly-designed chef's kitchen featuring three skylights, Bosch stainless steel appliances (5-burner gas cooktop, double convection oven, French-door refrigerator with icemaker and water dispenser, microwave, and vented hood with timer), sleek high-end cabinetry with slide-out shelves and soft-close doors and drawers, two pantries, silestone countertops, and glass tile backsplash.

Dining

- ❖ Adjacent to the kitchen and open to the living room, the dining area easily accommodates a table for six with the ability to host much larger dinner parties.

Bedroom/Office

- ❖ Ideal to enjoy as an office, music room, or guest bedroom, this room is located separate and apart from the living area and offers three skylights.

Designer Half Bath

OUTDOOR LIVING

Wood deck.

Vast landscaped yard with views stretching to Virginia.

Balcony (approx. 23 ft.) offers the perfect spot to enjoy impressive sunsets year-round as well as the sun sparkling on the C&O Canal on Fall and Winter days.

Private, serene garden off ground level bedroom. Relax with a favorite book or simply listen to the birds chirp.

UPPER LEVEL

Master Suite

- ❖ Bedroom: Large enough for a king bed flanked by night stands, the master bedroom -- replete with recessed lights and wired for a wall-mounted TV -- offers direct access to the full-length balcony from which incredible views abound.
- ❖ Spa Bath: The spacious master bathroom provides an oasis of calm with a Kohler "air bath" soaking tub set in stone to a custom frameless glass shower with two showerheads. Plus, stone-topped wood vanity with lots of drawers and two modern rectangular sinks.
- ❖ Dressing Room: Much-desired and rarely-found, this dressing room boasts endless opportunities for "closet-philies" to customize and maximize.

Bedroom 2 and Bedroom 3

- ❖ Both bedrooms face quiet Bending Lane and feature double closets as well as walls of windows.

Full Bathroom

- ❖ The remodeled, expanded hall bathroom -- replete with skylight -- offers a silestone-topped vanity with two rectangular sinks, Kohler bathtub, and custom hand-cut hexagon floor tiles.

LOWER LEVEL

Family Room

- ❖ Roomy family space benefits from natural light, is pre-wired for a wall-mounted TV, and includes Bosch stainless steel refrigerator, microwave, and bar sink.

Bedroom

- ❖ Popular with family members because of its direct access to the private garden, this bedroom offers an en-suite full bath and a wall of glass.

Full Bath

- ❖ Every element custom-designed exclusively for this space from the floating Corian sink to the glass shower with stone accents. Plus, full-length mirror-cabinet.

Laundry/ Storage Room

- ❖ Behind solid double pocket doors is found storage space as well as the full-size, front-loading Samsung washer and dryer with steam technology.

ATTACHED GARAGE

Deep one car garage with remote control operated door, overhead storage, and shelving.