

IMMEDIATE DELIVERY!



TIMBERLAKE

HOMES

THE POTOMAC *at* CHELTENHAM ESTATES

8715 Kittama Drive
Clinton, MD - Lot 40 B
MLS# PG9988355



**ASK ABOUT
CLOSING ASSISTANCE!***

NOW! \$625,000

- Estate Elevation A w/ Brick Front Side Entry 2-Car Garage
- Finished Rec Room w/ Wet Bar Rough-In
- 4,904 sq. ft.
- 4 Bedrooms, 3.5 Baths • Opt. Buddy Bath
- Conservatory • Finished Hobby Room
- Sunroom - Main & Lower Levels
- Gourmet Kitchen with Granite Countertops, Recessed & Pendant Lighting, Maple Cabinets, Tile Backsplash, Island, Kitchen Aid 30" Gas Downdraft Cooktop, Stainless Steel Microwave, Energy Star Whirlpool 5-Cycle Stainless Dishwasher, 26 cu. ft. Energy Star Whirlpool Stainless Refrigerator w/ Ice Maker and Water On Door, 27" Stainless Electric Double Wall Oven
- Family Room w/ Gas Fireplace
- Master Suite with Tray Ceiling, 36" Direct Vent Fireplace
- Master Bath w/ Comfort-Height Vanities
- Upgraded Hardwood Floors in Foyer, Kitchen, Breakfast, Powder, Mud Room, Living, Conservatory, Library, Sunroom, and Dining Room
- Upgraded Ceramic Tiles in All Baths
- Oak Stairs w/ Carpet Runner
- 6 ft. Areaway w/ 5 ft. Sliding Glass Door, including Water Jet Back-Up System and Sump Pump
- 9 ft. Ceilings on Main and Lower Levels
- Sub Meter Installed for Future Lawn Irrigation

Call or email Kathy Pritchard:
301-343-4511 or kpritchard@timberlakehomes.com

Visit us at our decorated model: From I-495, take Exit 7 to Route 5 South/Branch Avenue.
Travel approx. 5.6 miles to a left on Surratts Rd. 1.4 mi to a left on Kittama and follow signs to our model.

MHBR# 329



TimberlakeHomes.com

*Prices, Plans, Specifications, Features and Availability are subject to change without notice. See New Home Sales Associate for details and qualifications.