

# IMMEDIATE DELIVERY!



**TIMBERLAKE**

HOMES



## THE POTOMAC *at* THRIFT MANOR

4105 Ethan Manor Road  
Clinton, MD - Lot I

MLS# PG9736677

**ASK ABOUT  
CLOSING ASSISTANCE!\***

**NOW! \$610,000**

- Brick & 3-Car Side Entry Garage
- Finished Rec Room w/ Wet Bar Rough-In
- Sunroom
- 4 Bedrooms, 3.5 Baths • Finished Hobby Room
- Gourmet Kitchen with Granite, Recessed & Pendant Lighting, Maple Cabinets, Enlarged Island w/ Quartz Counter, Whirlpool 30" Gas Downdraft Cooktop, Stainless Steel Microwave, Energy Star Whirlpool 5-Cycle Stainless Dishwasher, 26 cu. ft. Energy Star Whirlpool Refrigerator, 27" Stainless Electric Double Wall Oven
- Family Room w/ Gas Fireplace
- Buddy Bath
- Oak Stairs with Carpet Runner
- Upgraded Ceramic Tiles – All Baths
- Master Suite with Tray Ceiling, Sitting Room & Ensuite with Comfort Height Vanity Cabinet
- Hardwood Floors in Foyer, Kitchen, Sunroom, Powder
- 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
- Executive Trim Package



Rear Patio Brick Pavers w/ Fire Pit

**LIVE LARGE!  
NO BETTER \$/SQ. FT.  
VALUE IN CLINTON!**  
Home Sq. Ft. = 4,708  
Lot Sq. Ft. = 40,042!

**Call or email Kathy Pritchard to schedule a tour!**

**301-343-4511 or [kpritchard@timberlakehomes.com](mailto:kpritchard@timberlakehomes.com)**

**Visit our decorated model at Cheltenham Estates:** 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.