

# MARCH DELIVERY!

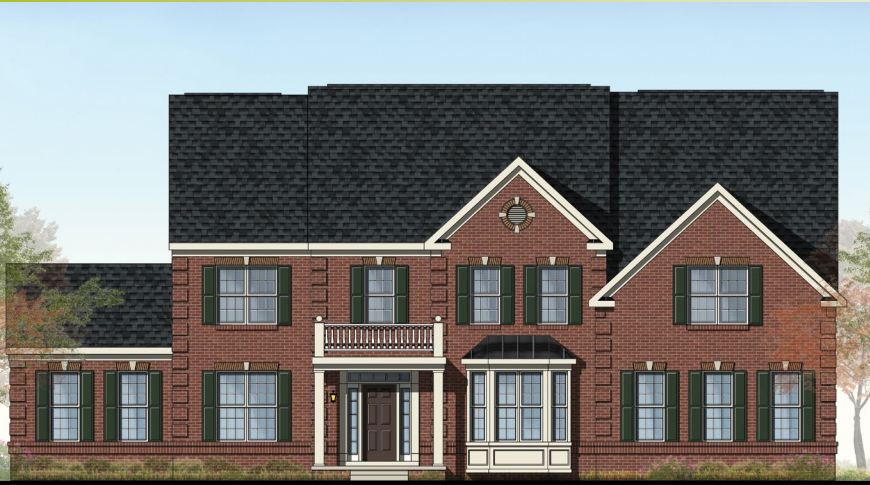


**TIMBERLAKE**

HOMES

## THE POTOMAC *at* CHELTENHAM ESTATES

8715 Kittama Drive  
Clinton, MD - Lot 40 B  
MLS# PG9751197



**ASK ABOUT CLOSING ASSISTANCE!\***

~~**Priced at \$673,727**~~

**NOW! \$650,277**

- Estate Elevation A w/ Brick Front  
Side Entry 2-Car Garage
- Finished Rec Room w/ Full Bath & 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 with Quartz Countertop, 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
- Master Bath w/ Comfort-Height Vanities
- Upgraded Hardwood Floors in Foyer, Kitchen, Breakfast, Powder,  
Mud Room, Living, 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:**

**301-877-8072 or [kpritchard@timberlakehomes.com](mailto:kpritchard@timberlakehomes.com)**

**Visit our Decorated Model at Timber Ridge:** I 95/495 to Exit 7A/Branch Avenue towards Waldorf.

Continue on Branch Avenue to a right on Surratts Road. Left on Brandywine Road. Left into Timber Ridge on  
Cork Tree Way to model home on the right.

MHBR# 329



**TimberlakeHomes.com**

\* See sales representative for details and qualifications. \*\*NOW price includes 50% off options up to \$50,000. Subject to change without notice.