

# MARCH DELIVERY!



**TIMBERLAKE**

HOMES



## THE SEQUOIA at CHELTENHAM ESTATES

8713 Kittama Drive  
Clinton, MD - Lot 39 B  
MLS# PG9721193

**ASK ABOUT CLOSING ASSISTANCE!\***

~~**Priced at \$690,942**~~

**NOW! \$665,942**

- Estate Elevation 1 w/ Brick Front 2 Ft. Porch Set Back and Side Entry 2-Car Garage
- Finished Rec Room w/ Full Bath & Wet Bar Rough-In
- 5,353 sq. ft. • 4 Bedrooms, 3.5 Baths
- 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
- Great Room w/ Gas Fireplace & Recessed Lighting
- Master Bedroom Retreat with Tray Ceiling and Gas Fireplace, Opt. Luxury Bath w/ Comfort-Height Vanities, Deluxe Shower w/ Seat & Dual Showerheads
- Upgraded Hardwood Floors in Foyer, Kitchen, Breakfast, Powder, Mud Room, Study, Living, Great Room, 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.