

# IMMEDIATE DELIVERY!



**TIMBERLAKE**

HOMES

## THE SEQUOIA *at* CHELTENHAM ESTATES

8626 Kittama Way  
Clinton, MD - Lot 11A

MLS# PGI0191517

**ASK ABOUT  
CLOSING ASSISTANCE!\***

**PRICED AT  
\$690,062**

- Estate Elevation 2 w/ Brick & 2-Car Side Entry Garage
- Brick Pavers at Front Stoop
- Extended Finished Rec Room w/ Wet Bar & Den
- 5,945 sq. ft.
- Sunroom
- 4 Bedrooms, 4.5 Baths
- Gourmet Kitchen with Granite Countertops, Recessed & Pendant Lighting, Maple Cabinets, Kitchen Aid Gas Downdraft Cooktop, Stainless Steel Microwave, Energy Star Whirlpool 3-Cycle Stainless Dishwasher, 25 cu. ft. Energy Star Whirlpool Stainless Refrigerator, 27" Stainless Electric Double Wall Oven
- All Secondary Bedrooms w/ Ensuite
- Great Room w/ Gas Fireplace & Recessed Lighting
- Master Bedroom with Tray Ceiling, Opt. Luxury Bath w/ Comfort-Height Vanities, Deluxe Shower w/ Dual Showerheads
- Hardwood Floors in Foyer, Kitchen, Breakfast, Powder, Mud Room, Living Room, Dining Room, Great Room, Library, Sunroom and Lifestyle Room
- Upgraded Ceramic Tiles in All Baths
- Oak Stairs w/ Decorative Metal Balusters
- 9 ft. Ceilings on Main and Lower Levels
- Sub Meter Installed for Future Lawn Irrigation
- Walkout Basement

**Call or email Kathy Pritchard: 301-343-4511 (c) or 301-877-8072 (o)  
or [kpritchard@timberlakehomes.com](mailto: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.