

# DECEMBER DELIVERY!



**TIMBERLAKE**

HOMES



## THE SEQUOIA *at* CHELTENHAM ESTATES

8619 Kittama Way  
Clinton, MD - Lot 30B

**ASK ABOUT  
CLOSING ASSISTANCE!\***

**PRICED AT  
\$690,693**

- Estate Elevation 1 with Stone Front and 2 Car Side Load
- 4 Bedrooms, 4.5 Bath • 5,721 Sq. Ft.
- Lower Level Rec Room • Sunroom
- Upgrade 12 X 12 Ceramic on Floors, 6 X 6 on Walls - Both Master and Secondary Baths
- Hardwood Flooring in the Kitchen, Morning Room, Library, Foyer, Hall, Powder Room, Dining Room, Great Room, Living Room, Mudroom, Sunroom and Lifestyle Room
- Oak Stairs with Decorative Stair Rails and Metal Balusters
- Ceiling Fan Rough-In - All Bedrooms, Family Room, Sunroom
- Gourmet Kitchen w/ Upgrade Stainless Steel Appliances - 25 Cubic Foot Refrigerator w/ Ice & Water in Door, Gas Cooktop w/ Vented Hood, Microwave, 3 Cycle Dishwasher, Upgrade Maple Cabinets, Double Electric Wall Oven, Island, Upgrade Quartz, Pendant Lights Over Island, Kohler Apron Front Sink
- Tray Ceiling in the Master Bedroom
- Optional Luxury Master Bath Includes Larger Shower w/ Dual Shower Head; Free Standing Tub, 48" Vanities
- 42" Heat & Glo Cosmo Direct Vent Fireplace with 72" Ozark Painted Shelf Mantel
- Recessed Lighting - Family Room
- Crown Molding - Living Room, Dining Room, Foyer
- Sub Meter Installed for Future Lawn Irrigation System
- Basement - 6' Areaway, 5' Sliding Glass Door
- 9' Basement Walls
- Water Jet Back-Up System Sump Pump

**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.