

# 15 Hope Valley Place

## Features List

### Characteristics:

- ❖ Builder & year: George Weaver in 2001
- ❖ 5695 square feet of living space
- ❖ 0.7 acre lot with circle driveway and plenty of privacy
- ❖ Bedrooms: 5
- ❖ Bathrooms: 6 full baths and 1 half bath
- ❖ 3 car attached/oversized garage

### Notable Features:

- ❖ Home features a great open concept and flows nicely for family living
- ❖ Located in a very family friendly neighborhood
- ❖ Neighbors get together throughout the year and do fun activities/events together
- ❖ Walking and biking distance to The John Cooper School – Voted the #1 private school in Montgomery County
- ❖ Gated front door entry
- ❖ Backyard oasis features covered veranda with fireplace, pergola, summer kitchen, sparkling pool and spa with water features, and plenty of yard space to play

### Interior:

- ❖ Full kitchen remodel-2017
- ❖ Custom window treatments in the living room-2016
- ❖ All guest baths remodeled-2016
- ❖ Water heaters (2) replaced-2014
- ❖ Master bedroom/bathroom/closet remodeled-2014
- ❖ Tankless water heater-2014
- ❖ Shonbek chandeliers (2)-2014
- ❖ Attic floor decking-2013
- ❖ 3 A/C units replaced-2013
- ❖ Radiant barrier paint applied to 2 attics-2013
- ❖ Complete audio/visual system
- ❖ Wine room
- ❖ Master bedroom and guest bedroom down
- ❖ Flex room downstairs is a perfect workspace for kids
- ❖ Large game room upstairs features wet bar
- ❖ 3 spacious secondary bedrooms with en-suite bathrooms upstairs
- ❖ Built-in cabinets and work bench in garage

### Exterior:

- ❖ New outdoor grill-2019
- ❖ All new outdoor lighting-2018
- ❖ New pool equipment-2018
- ❖ Pool/patio tile-2018
- ❖ All new landscape and dog run added-2016
- ❖ New sprinkler system control box-2016
- ❖ Pergola with lights and ceiling fans-2014
- ❖ Cedar stained ceilings in outdoor covered areas-2014
- ❖ Outdoor draperies-2014
- ❖ Exterior painted-2010