

# 2434 Potomac Drive

## Westhaven Estates

\$615,000.

### ENTRY

- ◆ Wood door with side lights and transom
- ◆ Recessed lighting
- ◆ Under stair coat and storage closet
- ◆ Alarm panel
- ◆ Cased openings
- ◆ Oak hardwood floor

### LIVING ROOM (17 X 13)

- ◆ Crown molding
- ◆ Recessed and art lighting
- ◆ Ceiling speaker
- ◆ Gas log fireplace with wood and marble surround
- ◆ Windows with sheer draperies
- ◆ Cased openings
- ◆ Oak hardwood floor

### ISLAND KITCHEN (16 X 13)

- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Ceiling speakers
- ◆ Pot rack over island
- ◆ Double compartment sink
- ◆ Insinkerator
- ◆ Granite countertops
- ◆ Window with 2" binds
- ◆ 28 bottle wine cooler
- ◆ Thermador 5 burner cooktop
- ◆ KitchenAid double ovens (convection)
- ◆ KitchenAid dishwasher
- ◆ GE microwave
- ◆ KitchenAid side by side refrigerator water and ice in door
- ◆ Oak hardwood floor

### DINING ROOM (15 X 12)

- ◆ Crown molding
- ◆ Decorative chandelier
- ◆ Chair rail
- ◆ French doors to patio with side glass and transom
- ◆ Cased openings
- ◆ Oak hardwood floor

### DEN (16 x 12)

- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Ceiling speaker
- ◆ Ceiling fan
- ◆ Built-in bookshelves with storage
- ◆ French doors to patio with transom
- ◆ Door to 2-car garage
- ◆ Oak hardwood floors

### POWDER ROOM

- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Mirror with beveled glass frame on 2 walls
- ◆ Cultured marble countertop
- ◆ Tile floor

### PRIMARY BEDROOM (20 x 15)

- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Ceiling fan
- ◆ Tray ceiling
- ◆ Bay window with sheer draperies
- ◆ Neutral carpet

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## **PRIMARY BATH**

- ◆ Recessed lighting
- ◆ Crown molding
- ◆ 2 beveled glass mirrors
- ◆ Separate countertops with cultured marble
- ◆ Jetted tub with tile surround
- ◆ Separate shower with tile surround
- ◆ Separate water closet
- ◆ Separate walk-in closets with chest of drawers and built-in shelves
- ◆ Window with 2" blinds
- ◆ Tile floor with decorative tile inserts

## **2ND BEDROOM 2ND FLOOR (14 X 13)**

- ◆ Crown molding
- ◆ Ceiling fan with lights
- ◆ Windows with 2" blinds
- ◆ Closet with shelves
- ◆ Neutral carpet

## **3RD BEDROOM 2ND FLOOR (14 X 13)**

- ◆ Crown molding
- ◆ Ceiling fan with lights
- ◆ Window with 2" blinds (exclude draperies)
- ◆ Walk-in closet
- ◆ Neutral carpet

## **EN-SUITE SHARED BATH 2ND FLOOR**

- ◆ Recessed lighting
- ◆ Large mirror with beveled glass
- ◆ Double sinks
- ◆ Cultured marble countertop
- ◆ Separate water closet with tub/shower combination and tile surround
- ◆ Tile floor

## **4TH BEDROOM/OFFICE 3RD FLOOR**

### **(16 X 14)**

- ◆ Ceiling fan
- ◆ Recessed lighting
- ◆ Window with 2" blinds
- ◆ Closet
- ◆ 2 doors with attic access
- ◆ Neutral carpet

## **EN-SUITE BATH**

- ◆ Recessed lighting
- ◆ Mirror with beveled glass
- ◆ Cultured marble countertop
- ◆ Tub/shower combination with tile surround
- ◆ Tile floor

## **LAUNDRY ROOM 2ND FLOOR**

- ◆ Abundant closed storage
- ◆ Cultured marble countertop
- ◆ Utility sink
- ◆ Window with honeycomb shade
- ◆ LG front load washer and dryer on stands
- ◆ Tile floor

## **ADDITIONAL PROPERTIES FEATURES**

- ◆ Alarm system
- ◆ Smoke and carbon monoxide detectors
- ◆ All double paned windows
- ◆ Skylight in stairway to 3rd floor
- ◆ 2-car attached garage
- ◆ Private back and side yard

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## **PROPERTY PROFILE**

Year Built: 1998/ Appraisal District  
Square Feet: 2,914/ Appr District  
Lot Square Feet: 2,632/ Appr. District  
2021 Taxes: \$13,379. w/o exemptions

## **SCHOOL DISTRICT**

Elementary: Briargrove Elementary School  
Middle: Tanglewood Middle School  
High: Wisdom High School

## **MAINTENANCE FEE**

Annual Fee: No