

## GALLERIA

# 1117 Potomac Drive, Unit F

3 BD 3 Full BA 2 Half BA 4271 SF \$750,000



### NOTABLE EXTERIOR FEATURES

- 2020 – Replaced decking and support angles, and new paint for iron balconies/decks in backyard
- 2018 – Fresh sealant applied on exterior north and west brick facades
- 2017 – Added sump and sump pump in east side yard to facilitate efficient drainage of storm water
- 2011 – Complete overhaul and renovation of backyard and swimming pool, including addition of water feature, renovation of iron balcony railing, addition of a spiral staircase from the 2nd level, new travertine Versailles pattern tile, new landscaping with garden lighting, and new fence
- 2009 – Installed iron gate on driveway
- 2001 – Installed Saltillo tile in garage
- 2000 – Installed iron gate in north side yard
- 2000 – Installed pavement for north side yard
- Includes outdoor Weber gas grill with installed natural gas line (no propane tanks required)
- Outdoor landscaping includes large ceramic planters acquired from Thompson & Hanson @ Tiny Boxwoods in River Oaks
- Outdoor property fully lit with flood lights, including driveway
- Includes electric vehicle charging station in garage
- Two recently replaced Liftmaster garage door openers



## NOTABLE INTERIOR FEATURES

- 2022 - Newly Installed engineered wood flooring in downstairs bedrooms
- 2013 - Renovated two downstairs bathrooms including all new plumbing and preservation of the home's original tile-work
- Replaced all windows and French doors with Jeld-Wen Energy Saver Plus Low-E 366 Argon double pane casement windows and french doors (with sliding glass door in kitchen)
- Refinished all wood floors, in both dining room and foyer/staircase
- New interior paint in full house
- Installed custom rain glass windows in foyer
- 2001 - Installed Bakron counters and new Kohler sinks in downstairs bathrooms
- 2000 - Installed granite floors in living areas
- Ring security system with interior alarm, smoke/CO detectors, and three outdoor cameras for smartphone-controlled surveillance
- Includes LG washer/dryer (2016)
- Nest smart thermostats on 2nd and 3rd floors
- Includes wired Bose surround sound speaker system in 2nd floor den; Central stair vestibule also wired for stereo sound (to provide 2nd and 3rd floor stereo sound); System can be easily extended for wireless sound control from smartphone app with a compatible third-party accessory
- Ralph Lauren wall-to-wall carpeting
- Power outlets inside primary bathroom drawers for hair dryers, curling irons, etc.
- Two gas fireplaces
- Six ceiling fans, one in every bedroom, primary bathroom, den, and upstairs game room, two with wireless remotes



## NOTABLE KITCHEN FEATURES

- 2021 - New contemporary LED lighting fixture for breakfast area in kitchen; Brand new Café refrigerator
- 2017 - New GE Profile microwave and oven in the kitchen
- 2013 - Replaced electric cooktop in the kitchen with natural gas
- 2001 - Installed Corian counters in kitchen and wet bar
- Chrome kitchen built-ins from Italy for utensils, condiments, and spices
- Built-in pullout drawers for convenience in kitchen cabinets, pantry, and wet bar



## NOTABLE BATHROOM FEATURES

- All new high-end plumbing and fixtures with Toto toilets, Toto sinks in primary, Ston freestanding bathtub, and Integrity lighted vanity mirrors in primary
- Quartz waterfall counters in primary and Carrara marble vanity in powder room; Glass tile on primary shower floor and tub surround
- All new LED lighting, including accent lighting under and above cabinets
- Walk-in glass shower enclosure (with Enduro-Shield protective coating; wheelchair-accessible) with rain shower head
- New Rinnai tankless water heater for whole home
- Toto Japanese-style washlet bidets in primary bath and powder room
- All-over spray shower heads with massaging handheld shower head in primary bathroom



Thai Klam Team

Broker Associate

832.430.7026

thaiklamteam@compass.com

@thaiklamteam

www.thaiklamteam.com

