

## **2301A Potomac Drive - Special features and upgrades**

Tall ceilings  
Generous room sizes throughout  
All baths are en-suite  
Abundance of natural light  
Wonderful flowing floor plan with solid core bifold doors for privacy when needed  
Tall solid core paneled doors throughout  
Abundance of storage in house and garage  
New brushed nickel cabinet and door hardware throughout  
New bronze cabinet hardware  
New Owens Corning asphalt shingle roof  
New Lenox second floor HVAC unit  
New epoxy coated garage floor  
Recent insulated garage door  
New Jeld-Wen kitchen awning window with screen  
New Jenn Air cook top  
New Signature Hardware kitchen faucet  
Recent Asko dishwasher  
Recent Kitchen Aide refrigerator  
New energy efficient LED ceiling lights on dimmers throughout

Stripped and sealed double entry doors with original leaded glass and new solid bronze hardware  
Designer chandeliers and sconce lighting throughout...conveys with property

Fully renovated (to the studs) downstairs powder bath ( wall to wall mirrors removed) with new pedestal sink, Cole & Son wallpaper and sconce lighting  
Fully renovated ( to the studs) upstairs bathrooms with old concrete mud set floors removed, new tile, plumbing, fixtures, mirrors and hardware; Taj Mahal Quartzite countertops

### **Exterior:**

Rare over-sized lot  
Professionally maintained (twice a month) classic garden  
New Rainbird sprinkler system with 3 zones includes all new accessible in- ground valves  
New crushed granite seating area in main garden  
New brick wall and planter on driveway side  
New Classical oval fountain in main garden  
New pergolas including the inner courtyard  
New dark sky security address lights on front exterior wall with photocells  
New main garden exterior security lights on photocells

Custom (decorative only) shutter panels  
Extensive upgraded landscaping surrounds the house  
Beautiful white flowering crepe myrtles ( properly pruned every year) a tall pine and two columnar sweet gums add beauty, privacy and shade to this rare oversized lot.

**Per Seller, this home has been very well maintained and upgraded.**