

10116 IRON GATE ROAD

POTOMAC, MARYLAND 20854

Welcome to this exquisite renovation and expansion of this timeless Georgian colonial. A classic floor plan features a center hall Foyer which introduces a double Grand Salon and elegant formal Dining Room affording the best in both full scale entertaining as well as comfortable family living. From the sun-filled Family Room with marble fireplace and multiple sets of double atrium glass doors to the outstanding English Library with wall paneling to the remodeled Kitchen with fabulous Breakfast Room/ Solarium containing a full picture window surround, no detail has been compromised in presenting this home of distinction. Two upper levels host five bedroom and five full Baths including a dramatic Master Bedroom Suite with Sitting Room highlighted with true vaulted ceiling and gorgeous His” and “Her” baths. Further enhancing the homes appeal is an expansive columned rear Loggia with adjoining entertainment terrace while a heated Swimming Pool with trellised Decking complement the private rear yard features lush landscaping and complete privacy with a perimeter of mature trees outlining the property. Ideally located in close-in Potomac, the home is convenient to Potomac Village, Washington DC and the vibrancy of downtown Bethesda.

MAIN LEVEL

Center hall FOYER features 9’ ceiling, crown mouldings, guest coat closet, designer wall coverings, cased openings to Grand Salon and Dining Room with pediment mouldings, marble floor, rear French exterior door accessing Loggia and expansive flagstone Terrace and front entry door with leaded glass sidelights and transom

Sensational step-down double GRAND SALON features 10’ ceiling, elaborate crown mouldings, architectural column design, marble fireplace with marble surround/hearth, gas log and traditional mantel, casement picture window with designer treatments, two additional double hung windows with designer treatments, designer wall coverings, built-in stereo speakers, recessed lighting and oak hardwood floor

Formal DINING ROOM features 9’ ceiling, elaborate crown moulding, chair rail, ornamental wall mouldings, designer crystal chandelier with plaster ceiling medallion, two built-in china display cabinets with glass shelving, two oversized double hung windows with designer treatments, built-in stereo speakers, recessed lighting and oak hardwood floor

Beautiful KITCHEN features 9’ ceiling, raised paneled white wooden cabinetry, designer granite countertops and back splash, Sub-Zero stainless steel refrigerator, Thermador “Professional” stainless steel six-burner gas oven/range with Thermador stainless steel range hood, two Kenmore “Ultra Wash” dishwashers, stainless steel sink with designer fixtures, G.E self cleaning wall oven, two Thermador warming drawers, peninsula with granite countertop and designer granite countertop, buffet with glass front display overhead cabinetry, two adjoining picture casement windows, built-in stereo speakers, recessed lighting and designer 12” ceramic floor tiles

Wonderful BREAKFAST ROOM/SOLARIUM features coffered ceiling, designer chandelier, full surround of picture windows, designer 12" ceramic floor tiles and French door accessing columned Loggia and expansive flagstone Terrace

Large BUTLER'S PANTRY adjoins Kitchen and features 9' ceiling, extensive built-in base and overhead cabinetry, three coat closets, two pantries, Laundry Facilities including Kenmore front-loading washer/dryer and stainless steel utility sink, designer 12' ceramic floor tiles and front and rear exterior entry doors

Fabulous FAMILY ROOM adjoins Living Room and features 10' ceiling, crown moulding, gas fireplace with mosaic tiled surround/raised marble hearth and traditional mantel, two built-in custom-milled cabinets with glass display shelving, large bay with double hung picture windows, two additional double hung windows, designer window treatments, built-in stereo speakers, recessed lighting, stereo component storage built-in cabinetry and marble floor tiles with mosaic tiled accent inset design and French exterior door accessing columned Loggia and flagstone Terrace.

Terrific LIBRARY features double pocket door entry, 10' ceiling, fully cherry wood paneled walls with custom millwork, chandelier, built-in bookcases, gas fireplace with verde marble surround/hearth and traditional mantel, designer wall sconce, WET BAR with verde marble countertop, brass sink and glass display shelving, two double hung windows with designer treatments, built-in stereo speakers, recessed lighting and wall-to-wall carpet

POWDER ROOM features 9' ceiling, custom crown moulding, large vanity with marble countertop and designer sink and fixtures, designer wall coverings, designer mirror, private elongated single piece commode and marble floor tiles

UPPER LEVEL I

Dramatic MASTER BEDROOM SUITE features

Fabulous SITTING ROOM with true vaulted ceiling, designer chandelier, built-in cabinetry/bookcases, picture window with palladium transom and designer wall-to-wall carpet

Bright BEDROOM features two double hung windows with designer treatments, walk-in clothes closet, built-in stereo speakers, recessed lighting and designer wall-to-wall carpet

"Her" BATH features large Whirlpool tub set in marble tiled platform with picture window design, custom vanity with marble countertop and designer undermount sink and fixtures, privacy commode compartment, privacy bidet compartment, custom wall cabinetry with custom millwork, recessed lighting, designer wall treatments and designer marble flooring

"Her" DRESSING ROOM features extensive built-in glass display front armoires/closets, Center Island built-in dresser, built-in desk, two dormer windows, designer wall treatments, recessed lighting, select mirrored walls and combination of designer marble floor and wall-to-wall carpet

"His" BATH features oversized steam shower with marble profile, bench seating and glass enclosure, raised corner vanity with undermount sink, Toto single piece elongated commode, built-in cabinetry, designer wall treatment, heat lamp and designer marble floor tiles

Personalized OFFICE adjoins Sitting Room and features two double hung windows with designer treatment, built-in work desk, custom shelving, four

interior clerestory windows, recessed lighting, designer wall treatments and designer wall-to-wall carpet

SECOND BEDROOM features two adjoining double hung windows with designer treatments, fully customized walk-in closet, designer wall treatments, built-in corner display shelving and wall-to-wall carpet

Private full BATH adjoins Second Bedroom and features shower/tub combination with fully tiled surround and glass enclosure, white vanity, Kohler commode, double hung window, designer wall coverings and 6" ceramic floor tiles

THIRD BEDROOM features double hung window with designer treatments, walk-in closet, designer wall coverings and designer wall-to-wall carpet

Terrific GUEST SUITE features:

Entry FOYER with chair rail, designer wall coverings and wall-to-wall carpet

Enormous BEDROOM/UPPER LEVEL FAMILY ROOM features dormer ceiling with two windows, separate picture windows with designer treatments, storage eaves, ceiling fan, recreation lighting and designer wall-to-wall carpet

SITTING ROOM features dormer ceiling, picture window, designer palladium transom, recessed lighting and designer wall-to-wall carpet

FOURTH FULL BATH adjoins Third Bedroom and Hallway servicing Guest Suite and features shower with fully tiled profile and glass enclosure, white vanity, Kohler commode, double hung window with designer treatments, designer wall covering and 6" ceramic floor tiles

UPPER LEVEL II

Wonderful STUDIO/OFFICE features built-in desks, built-in cabinetry, two double hung windows, recessed lighting and wall-to-wall carpet

FIFTH BEDROOM features dormer ceiling, two adjoining double hung windows with silhouette blinds, ceiling fan, double door customized closet, two storage eaves, recessed lighting and wall-to-wall carpet

SIXTH BEDROOM features dormer ceiling, two adjoining double hung windows with silhouette blinds, ceiling fan, built-in bookcase, two storage eaves, double door customized closet, recessed lighting and wall-to-wall carpet

FIFTH FULL BATH features double vanity with cultured marble countertop, shower with fully tiled surround and glass enclosure, elongated commode, double hung window, designer wall coverings and ceramic floor tiles

LOWER LEVEL

Enormous RECREATION ROOM features 9' ceiling, masonry fireplace with gas log system, floor to ceiling brick profile and raised hearth with built-in wood storage box, WET BAR with glass display shelving, built-in dry bar with seating, recessed lighting, built-in stereo speakers, 12" designer ceramic floor tiles

POWDER ROOM features 9' ceiling, white vanity, commode, designer wall treatments and 12" designer ceramic floor tiles

Very large daylight STORAGE ROOM features double hung window, mechanical systems and side exterior entry door with walk-out to side yard

Secondary STORAGE ROOM with mechanical systems

* The following items do not convey: Chandeliers in the Dining Room, Library and Master Sitting Room and sconces in the Library

SPECIAL FEATURES

- 9' and 10' ceilings on main Level
- Vaulted ceiling in Master Bedroom Sitting Room
- Elaborate crown mouldings, chair rails and custom millwork
- Oak hardwood floors and designer wall-to-wall carpeting throughout home
- Custom milled and cherry paneled walls in Library
- Four distinct fireplaces
- Custom built-in cabinetry/bookcases in select rooms
- Designer granites and marbles in select rooms
- Interior and exterior French and atrium glass doors
- Two Wet Bars
- Designer lighting fixtures and extensive recessed lighting
- Designer wall coverings and treatments throughout home
- Designer window treatments in select rooms
- Vaculflo central vacuum system
- ITI Security/alarm system
- Built-in stereo speakers in select rooms
- 4-zoned central air conditioning
- 4-zoned gas forced air heat with Bryant high efficiency furnaces
- Honeywell electronic air cleaner
- Aprilaire humidifiers
- State select 120 gallon electric hot water heater
- Sump pumps with battery back-up
- Three-car side-load garage with double entry door features Kenmore freezer, Kenmore refrigerator, built-in cabinetry, three windows, treated floor and rear exterior entry door
- Slate roof
- Gorgeous columned Loggia with three ceiling fans and flagstone decking
- Expansive flagstone entertaining terrace with stone retaining walls and flagstone steps accessing fabulous yard
- Heated swimming pool with cover and stone decking with trellis
- Detached Gazebo
- Professionally landscaped front and rear with specimen plantings and framed with mature trees

VITAL STATISTICS

PRICE: **\$2,995,000** **R.E. TAXES:** \$18,848*

AGE: 1970 (Original)
 1997 (Renovations)

SCHOOLS: ES Seven Locks

MS Herbert Hoover
HS Winston Churchill

LOT SIZE: 2.05 Acres

**Estimated property tax and other non-tax charges in the first full fiscal year of ownership.*

Photos, virtual tour, and disclosures at www.marcfleisher.com

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202-364-5200 x2927 (O)
301-961-3180 (H)

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