

# 10641 MACARTHUR BOULEVARD

## POTOMAC, MD 20854

*Welcome to this outstanding custom colonial built by and for the builder/owner. A beautiful stone and painted brick elevation introduces a traditional floor plan ideal for both entertaining and comfortable family living. Two story ceilings, crown mouldings, custom millwork, mahogany paneled walls and exquisite limestone and hardwood flooring is found throughout this home of distinction. Further enhancing the home's broad appeal is a wonderful Screened Porch, three car side-loading garage and an expansive and private flagstone terrace with stone sitting/retaining walls. Sited on a quiet cul-de-sac on a prime lot, this fabulous home is convenient to the C & O Canal, Great Falls Park, Potomac Village, Tyson's Corner, downtown Washington DC and two major airports.*

### **MAIN LEVEL**

Dramatic two-story entry FOYER features crown moulding, wainscoting, clerestory picture window, limestone flooring and front door with sidelights and transom

GALLERY/FOYER features oak staircase with wainscoting, crown moulding, built-in stereo speakers, hidden guest coat closet, cased openings to the Living Room and Family Room highlighted with custom millwork and pediment mouldings, recessed lighting and oak hardwood floor

Formal LIVING ROOM features 9' ceiling, crown moulding, large bay with picture windows and designer treatments, gas fireplace with Absolute Black granite surround/hearth and traditional mantel and oak hardwood floors

Elegant DINING ROOM features 9' ceiling, elaborate crown moulding, wainscoting, two oversized double hung picture windows with designer treatments and oak hardwood floor

Lovely KITCHEN features 9' ceiling, crown moulding, extensive 36" white wooden raised panel cabinetry with crown moulding, Absolute Black granite countertop, stainless steel sink with Moen fixtures, G.E Monogram stainless steel refrigerator/freezer with wood-paneled front and ice and water dispenser, G.E Monogram double convection wall ovens, Kitchen Aid stainless steel dishwasher, LG stainless steel microwave, Center Island highlighted with Absolute Black granite countertop and G.E Monogram 5-burner gas cook top with electronic pop-up downdraft, built-in desk with Absolute Black granite countertop, recessed lighting, two adjoining picture casement windows and oak hardwood floor.

BREAKFAST AREA features 9' ceiling, crown moulding, designer chandelier, built-in stereo speakers, double door pantry, oak hardwood floor and double atrium glass doors with fixed sidelights accessing Screened Porch

BUTLER'S PANTRY adjoins Breakfast Area and features crown moulding and floor to ceiling cabinetry

Step-down FAMILY ROOM adjoins Kitchen and features 9'6" ceiling, gas fireplace with floor to ceiling fieldstone profile and wood mantel, built-in cabinetry with display shelving and entertainment center, antler chandelier, designer wall treatments, three double hung windows, wide plank pine flooring and atrium French Door accessing Screened Porch

Private LIBRARY features 9' ceiling, mahogany wood-paneled walls, full surround of built-in bookcases, gas fireplace with marble surround/hearth and traditional mantel, two adjoining double hung picture windows with seating and designer treatments, two additional double hung windows with designer shades and mahogany wide plank flooring

Formal POWDER ROOM features 9' ceiling, crown moulding, designer wall coverings, custom furniture grade vanity with hand-hammered sink and designer fixtures, wall sconces, picture casement window with plantation shutter and basket weave designed marble flooring

Terrific SCREENED PORCH adjoins Breakfast Area and Family Room and features beaded wood ceiling, built-in stereo speakers, ceiling fan and flagstone decking

LAUNDRY ROOM features 9' ceiling, G.E Profile washer/dryer, built-in cabinetry, storage cubbies, picture casement window with wooden shutters and vinyl flooring

## **UPPER LEVEL**

LANDING with two-sided overlook to Foyer features crown moulding, clerestory picture window, recessed lighting, linen closet and oak hardwood floor with designer carpet runner

MASTER BEDROOM SUITE features:

SITTING ROOM with double French door entry, crown moulding, two adjoining double hung windows with plantation shutters and oak hardwood floor

BEDROOM features 9' coffered ceiling, crown moulding, ceiling fan, ornamental wall mouldings, four double hung windows with plantation shutters, recessed lighting and oak hardwood floor

DRESSING CORRIDOR features crown moulding, mirrored wall, make-up vanity/desk, linen closet, enormous fully customized and compartmentalized walk-in closet, recessed lighting and oak hardwood floor

Luxurious BATHROOM features double French door entry, crown moulding, corner Whirlpool tub set in Verde marble tiled platform, large steam shower with Verde marble surround, bench seating and glass enclosure, two separate vanities with Verde marble countertops and undermount sinks, private commode, four adjoining corner double hung windows with plantation shutters and Verde marble floor tiles with accent border

SECOND BEDROOM features ceiling moulding, picture window design with palladium transom and custom plantation shutters, customized walk-in closet, additional linen storage closet and oak hardwood floor

SECOND FULL BATH adjoins Second Bedroom and features crown moulding, shower/tub combination with tiled surround, white vanity, elongated

commode, designer wall coverings and recessed lighting, 6" white ceramic floor tiles

THIRD BEDROOM features crown moulding, double door customized clothes closet, two double hung windows with plantation shutters and designer draperies and oak hardwood floor

FOURTH BEDROOM features crown moulding, double door customized clothes closet, two adjoining double hung windows with plantation shutters and designer curtains and oak hardwood floor

THIRD FULL BATH adjoins Third and Fourth Bedrooms and features crown moulding, double vanity, shower/tub combination with tiled surround, elongated commode, double hung window with wooden shutters, designer wall sconces and 6" white ceramic floor tiles

## **LOWER LEVEL**

RECREATION ROOM features 9' ceiling, chair rail, game closet, two casement windows and designer wall-to-wall carpet

GAME ROOM features chair rail, closet and designer wall-to-wall carpet

Very large EXERCISE ROOM/AU PAIRE SUITE features 9' ceiling, mirrored wall, casement window, walk-in storage closet, double door entry closet, recessed lighting and designer wall-to-wall carpet

OFFICE/HOBBY ROOM features high ceiling, crown moulding, double door closet, recessed lighting, designer wall-to-wall carpet and private access to Full Bath

FOURTH FULL BATH features crown modeling, shower/tub combination with tiled surround and glass enclosure, pedestal sink, elongated commode, wall sconces, designer wall coverings and 12" limestone floor tiles

Large STORAGE ROOM with second refrigerator/freezer, storage shelving and additional walk-in storage closet with custom shelving

## **SPECIAL FEATURES**

- Two story ceilings in center hall Foyer
- Exquisite crown mouldings, wainscoting, chair rails and vustom millwork throughout home
- Picture double hung, casement, clerestory and palladium windows
- Lovely limestone and oak hardwood flooring
- Three distinct gas fireplaces
- Designer window and wall coverings
- Designer granites, limestones and marbles
- Mahogany paneled walls in Library
- Built-in cabinetry and bookcases in select rooms
- Security/alarm system
- Two-zone central air conditioning
- Two-zone gas forced air heat
- Aprilaire humidifier
- Rheem 75 gallon gas hot water heater

- Architectural/shingle roof
- Two sump pumps
- Three car side-load garage with customized wall storage/cabinetry and automatic openers
- Flagstone front and rear walkways
- Expansive flagstone Patio with stone sitting and retaining wall
- Front portico entry with architectural columns and flagstone Decking

## **VITAL STATISTICS**

<b>PRICE:</b>	<b>\$1,495,000</b>	<b>R.E. TAXES:</b>	\$13,422*
<b>AGE:</b>	1996	<b>SCHOOLS:</b>	ES Carderock MS Pyle HS Whitman
<b>LOT SIZE:</b>	24,144 sq.ft.		

*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](http://www.marcfleisher.com)*

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