

5304 Woodlawn Avenue

CHEVY CHASE, MARYLAND 20815

Welcome to this extraordinary English country influenced home exquisitely expanded and renovated using the finest materials combined with expert workmanship. From the Grand Salon with limestone fireplace to the gourmet Kitchen with sun-filled adjoining Breakfast Room to the unique Solarium/Florida Room with full surround of picture windows and French doors, no detail has been compromised in presenting this home of distinction. Further enhancing the homes' appeal is a lovely step-down Family Room with wood-paneled walls and dramatic Library with spiral staircase accessing an upper level Game Room. Multi-level flagstone terraces are highlighted with a Loggia with outdoor fireplace, while stunning gardens are designed with stone and sitting walls and include an elliptical fish pond. Ideally located in the heart of the prestigious Kenwood community, this very special home is convenient to the capital crescent bike trail, Washington DC and the vibrancy of downtown Bethesda.

MAIN LEVEL

Wide entry FOYER features 9' ceiling, crown moulding, display niche with wainscoting and wall sconces, chandelier, random width pegged oak hardwood floor and floor to ceiling paneled front door with glass sidelights

Grand LIVING ROOM features 10' ceiling, elaborate crown moulding with dentil design, masonry fireplace with limestone hearth/surround and integrated mantel, two large European style casement windows, recessed lighting, built-in stereo speakers, random width pegged oak hardwood floor and two sets of European-style arched French doors accessing front flagstone Patio

Elegant formal DINING ROOM features 9' ceiling, elaborate crown moulding, designer wall paint, recessed lighting, random width pegged oak hardwood floor and two sets of interior solid wood French doors accessing Solarium/Family Room

Outstanding Gourmet KITCHEN features 9' beamed ceiling with crown moulding, extensive raised panel painted wood cabinetry, designer granite countertops with ogee edges, Dacor stainless steel professional range with double ovens

and six burner cooktop, stainless steel commercial range hood, Sub-Zero wood-paneled refrigerator with two separate pull-out refrigerator drawers, custom built-in buffet with glass display front, built-in desk with granite countertop, icemaker, overhead cabinetry with bookcase, large CENTER ISLAND/BREAKFAST BAR with designer granite countertop with ogee edges, stainless steel undermount sink, Miele wood-paneled dishwasher, two freezer drawers and overhead antique pot rack, walk-in pantry with extensive cabinetry, granite countertops and table top G.E microwave, recessed lighting and imported limestone tiled floor throughout

Sun-filled BREAKFAST ROOM features built-in glass front display cabinetry, Wet Bar with designer granite countertop and under-counter refrigerator, additional glass front display cabinetry, floor to ceiling picture window design, chandelier, recessed lighting, built-in stereo speakers, imported limestone tiled floor and French atrium door accessing outdoor Loggia with fireplace and trellice

Wonderful SOLARIUM/FAMILY ROOM features 9' ceiling, crown moulding, custom millwork including paneled wall design, chandelier, recessed lighting, built-in stereo speakers, limestone tiled floor and full surround of floor to ceiling customized picture windows and French doors accessing expansive tiered flagstone Terrace

Step-down FAMILY ROOM features 9'6" ceiling, crown moulding, paneled wall design, masonry fireplace with raised limestone hearth and mantel, TV cabinetry, recessed lighting, wall mounted stereo speakers, mahogany stained oak hardwood flooring and French doors with sidelights accessing flagstone Patio and rear yard

Formal POWDER ROOM features 9' ceiling, crown moulding, furniture grade antiqued vanity with limestone countertop and designer hardware, single piece elongated privacy commode, crystal chandelier, random width pegged oak hardwood floor and double arched French doors accessing front flagstone Patio

Secondary ENTRY/MUDROOM features 9' ceiling, hidden walk-in Guest/Family coat closet, two double door utility/storage closets, flared staircase with iron railing design, recessed lighting, limestone tiled floor and double arched French entry doors accessing front flagstone patio

UPPER LEVEL I

Fabulous LIBRARY/DEN features 9' ceiling, crown moulding, built-in cabinetry/bookcases, built-in desk with additional surrounding bookcases, two double hung windows with wooden blinds, recessed lighting, random width pegged oak hardwood floor and spiral wooden staircase with iron railings accessing special Game Room on Upper Level II

Transitional HALLWAY/GALLERY features overlook with iron railings to custom staircase and Kitchen and includes crown moulding, wainscoting, two closets and oval picture window with beveled glass designed in an Atrium effect allowing natural light and exterior exposure

MASTER BEDROOM features 9' ceiling, crown moulding, gas fireplace with honed granite surround/hearth, two double hung windows with plantation shutters, recessed lighting, "His" and "Her" customized walk-in closets, additional utility closet, built-in stereo speakers, wall to wall carpet and French door with sidelights accessing Deck overlooking rear yard

MASTER BATH features 9' ceiling, crown modeling, Whirlpool bath set in Carrera marble and wooden platform with picture window design and plantation shutters, separate shower with rain head, bench seating, subway tiled surround and glass enclosure, double vanity with Carrera marble countertop, beveled mirrored medicine cabinet with custom millwork, wainscoted wall design, private commode with double hung window and plantation shutters, linen closet, recessed lighting, built-in stereo speakers and Carrera marble floor designed in a basket weave pattern

SECOND BEDROOM features 9' ceiling, crown moulding, two double hung windows, double door clothes closet and designer wall to wall carpet

SECOND FULL BATH adjoins Second Bedroom and features 9' ceiling, corner shower with subway tile design and glass enclosure, pedestal sink, elongated commode, designer beveled mirror, double hung window with wooden blinds, ceramic wall tiles and mosaic pattern tiled floor

THIRD BEDROOM features 9' ceiling, crown moulding, built-in desk, three double hung windows, two separate clothes closet and designer wall to wall carpet

THIRD FULL BATH features 9' ceiling, shower/tub combination with subway tiled surround, white vanity with Carrera marble elongated commode, beveled wall mirror, subway ceramic tiled wall design and mosaic tiled floor pattern

Small READING ROOM features built-in bookcases, dormer window with cushioned seating, walk-in storage closet, mahogany stained oak hardwood floor and private stairs accessing Upper Level II

GUEST SUITE features:

SITTING ROOM with dormer ceiling, three double hung windows with wooden blinds, built-in bookcases, storage eave, walk-in cedar closet and random width pegged hardwood floor

FOURTH BEDROOM features dormer ceiling, half-moon picture windows, two additional double hung windows with window seating, built-in drawers, clothes closet, recessed lighting and designer wall-to-wall carpet

FOURTH FULL BATH features shower with tiled surround and glass enclosure, wraparound vanity/cabinetry, single piece commode, double hung window with wooden blinds, built-in mirrored medicine cabinet and ceramic floor tiles

UPPER LEVEL II

Dramatic GAME ROOM features dormer ceiling with wood beams, three double hung windows with wooden blinds, built-in cabinetry and display shelving, wood paneled wall design, recessed lighting, two large walk-in storage closets and designer wall to wall carpeting

FIFTH FULL BATH features shower with tiled surround and glass enclosure, pedestal sink, elongated commode, linen closet and marble floor tiles

Wraparound walk-in STORAGE CLOSET accessed off of landing of spiral staircase

LOWER LEVEL

Terrific OFFICE/GUEST BEDROOM features 9' ceiling, crown moulding, extensive built-in cabinetry, filing drawers, desk and bookcases, two double hung windows with wooden blinds, walk-in closet with built-in cabinetry, recessed

lighting, built-in stereo speakers, designer wall to wall carpet and exterior French door accessing stone walkway and gardens

WET BAR features granite countertop with stainless steel undermount sink, full size wood-paneled refrigerator/freezer, customized floor to ceiling cabinetry, crown moulding and mahogany stained oak hardwood floor

SIXTH FULL BATH features shower with tiled surround and glass enclosure, custom vanity with vessel sink, elongated commode, designer wall coverings, double hung window with wooden blinds, wood-framed designer mirror and limestone floor

Bright LAUNDRY ROOM features Maytag “Neptune” washer/dryer, stainless steel utility sink, built-in cabinetry, built-in ironing board built-in folding table, double hung window with wooden blinds and limestone floor

Walk-in UTILITY/STORAGE closet with custom built-ins

2 ½ CAR GARAGE (three bays) with work bench, peg board storage, shelving, three double hung windows and automatic opener

LOWER LEVEL II

EXERCISE ROOM with 9’ ceiling, floor to ceiling mirrored wall, SAUNA, recessed lighting and wall-to-wall carpet

STORAGE CLOSET with freezer

Temperature controlled WINE CELLAR with 750 bottle storage and limestone floor tiles

Enormous WORKSHOP/POTTING ROOM with high ceiling, two work benches, peg board storage, built-in shelving and private exterior entry

Large STORAGE ROOM adjoins workshop

SPECIAL FEATURES

- 10’ ceilings in select rooms
- 9’ ceilings throughout majority of home

- Elaborate crown moulding and custom millwork
- Random width pegged oak hardwood floors in select rooms
- Mahogany stained oak hardwood flooring in select rooms
- Imported limestone tiled floors in select rooms
- Four fireplaces including outdoor fireplace
- Custom European architectural windows
- Interior and exterior French doors
- Custom built-in cabinetry and bookcases in select rooms
- Custom-milled wainscoting and paneled walls in select rooms
- Designer granites, limestones and ceramic tiles
- Two wet bars
- Security/alarm system with motion detectors
- Designer lighting fixtures throughout home
- Multi-zone central air conditioning
- Multi-zone gas forced air heat with Carrier high efficiency furnaces
- Honeywell humidifiers
- Multiple gas hot water heaters
- Oversized two-car garage with additional third bay for bicycle storage
- Slate roof
- European stucco exterior
- Half-round copper gutters and down spouts
- Cobblestone driveway with courtyard parking
- Gazebo
- Irrigation/sprinkler system
- Generac natural gas generator
- English stone garden walls
- Accent landscape lighting
- Irrigation/sprinkler system with sub-metering
- Fish pond

VITAL STATISTICS

PRICE:	\$3,250,000	R.E. TAXES:	\$27,259*
AGE:	1958 (original) 1999 (new build)	SCHOOLS:	ES Somerset MS Westland
LOT SIZE:	23,724 sq. ft.		HS BCC

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

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

ACCEPT NO SUBSTITUTE FOR RESULTS.

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



Information deemed reliable but not guaranteed.