

12408 Beall Spring Road

Potomac, MD 20854

List Price \$1,275,000



Welcome to this fantastic 5 Bedroom, 5.5 Bath expanded and updated Colonial located on a beautiful 2-acre lot in Potomac! This amazing home offers many great features and amenities including gorgeous wood floors and pretty moldings throughout, formal Living room with fireplace and entertainment sized Dining room with lots of natural light, stunning completely renovated gourmet Island Kitchen with granite counters and high-end stainless appliances, cabinets with glass fronts and interior lighting, sunny Breakfast area and pantry, step-down Family room with a coffered ceiling, fireplace and wet bar, built-ins and beautiful varied-width pegged wood floor, Library with built-ins, plus a main level Master Bedroom addition with 2 walk-in closets, vaulted ceiling and upscale Bath.

The upper level offers a second Master Bedroom with an updated Bath, a guest Bedroom with an updated ensuite Bath, plus 2 additional Bedrooms that share a pretty Hall Bath, multiple linen closets and a back staircase. The finished lower level has a large Rec room with 3rd fireplace and built-ins, exercise area, lovely 5th full Bath, side door exit, plus lots of convenient storage space.

Outside amenities include a covered Porch and flagstone Patio which overlook the in-ground swimming pool (vinyl), level fenced backyard with tennis court and pretty landscaping. Other great features include 4 total garage spaces with additional storage and workshop space, whole house generator, 2-zoned oil HVAC systems, plus replacement windows. This amazing home, loaded with all the bells and whistles, is just waiting for its next loving owner!



Robert Kerxton • 301.785.9075



Email: rkerxton@remax.net

Office: 301-774-5900

www.RobertKerxton.com





OTHER FACTS AND FEATURES:

- Built in 1976
- Picturesque 2.10-acre lot (91,476 sq ft) on a no thru street with 4 garage spaces and additional ample parking
- Completely renovated island Kitchen with 6 burner gas cooktop (separate propane tank)
- All 6 baths updated, 3 with heated floors (both Masters and ensuite Bath)
- Whole house generator (manual over-ride)
~ 2 hot water heaters (one for the main level bathroom)
~ 2-zone HVAC system (oil heat) ~ Well & septic
- Current Schools:
Potomac Elementary – Hoover Middle – Churchill High
- One Year HMS Warranty for new owner
- Estimated tax and other non-tax charges a new owner will pay in the first full fiscal year of ownership \$13,178.07 ~ No HOA



