

COMING SOON, JULY 15th - PRICE REDUCED TO \$648,800

CHEVERLY WEST

WASHINGTON'S NEXT GREAT TRANSIT ORIENTED COMMUNITY

2302 59th Place, Cheverly, Md. 20785



Adjacent to the Town of Cheverly, ready access to key commuter routes, easy access to Capitol Hill and the entirety of Washington, and to sought after retailers – all whilst located in a secluded enclave.

Newly developed streetscape includes underground utilities, street lighting, sidewalks, curb & gutter, and extensive landscaping. The Town of Cheverly is a diverse town with an interesting history, strong schools, active, involved places of worship, and a variety of community volunteer groups. Further detail on Cheverly West at www.cheverlywest.com. Further detail on Cheverly at <http://www.cheverly-md.gov/Pages/index>, and at www.ichoosecheverly.com. Cheverly Swim & Racquet Club is located twenty houses from Cheverly West.

COMMUTER ROUTES

- Cheverly Orange Line Metro (¼ quarter mile)
- Capitol Hill, White House, Farragut West (six – fourteen stops by metro on Orange Line)
- Rt. 50 and BW Parkway (< ¾ mile)
- Beltway (+- six miles)

AREA SHOPPING

- Wegman's, Whole Foods, Costco, Woodmore Town Center (= < five miles)
- Walmart, Lowes, Dick's Sporting Goods (= < three miles)
- Capitol Hill, Georgetown and much of Northwest DC (6-14 metro stops, = < ten miles)

CHEVERLY WEST

2302 59th Place, Cheverly West, Md.

Features include:

- 4 spacious bedrooms, 2.5 bathrooms (4th bath opt.)
- Open floor plan w/ 9' ceilings on first and second floors
- Energy efficient, low maintenance design
- Upgraded finishes including granite counters in kitchen
- Gourmet kitchen
- 1st Floor hardwood floors and gas fireplace
- Hardy Plank ColorPlus exterior
- Exacting workmanship, careful attention to detail, numerous life/safety, energy efficiency and wiring upgrades

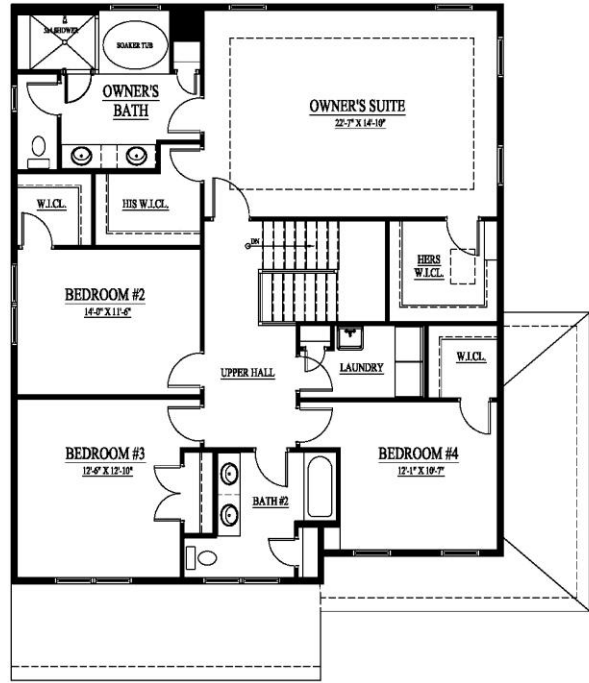
2.5% commission offered to purchaser's agent

Price Reduced to: \$648,800

Phil Galiano, Galiano Ints.
WHDA

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SECOND FLOOR (1,568 SF)



FIRST FLOOR (1,336 SF)

**BASEMENT (129 SF FINISHED,
1,193 SF UNFINISHED)**



CHEVERLY WEST, CHEVERLY, MARYLAND DESIGN & WORKMANSHIP FEATURES

GF CONTRACTING TRANSFERABLE WARRANTY

- GF Contracting Limited Transferable Warranties
 - 1 Year Workmanship/Materials
 - 2 Years Systems
 - 10 Years Structural Components

ENERGY EFFICIENT DESIGN

- Compliant with 2012 International Energy Compliance Code, and 2012 International Residential Code, which, among other improvements, reflect extensive improvements/enhancements in energy efficiency and envelope insulation levels relative to earlier IECC and IRC code versions.
- Nest Learning Thermostats on 1st and 2nd floors
- Air Sealing of Home and Blower Door Test provided/conducted by Energy Services Group, New Castle, De. Blower Door test affirms that air leakage from home is =< three air changes/hour.

EXTERIOR FEATURES

- Home Designed & Materials Selected to Minimize Required Exterior Maintenance
- Hardy Plank ColorPlus Siding, which provides a 15-year limited warranty covering paint and labor, protecting against peeling, cracking, and chipping.
- Sherwin Williams Duration Exterior Paint (higher quality paint relative to contractor grade paints)
- Firestone Standing Seal Aluminum .032" (20 gauge) Metal Roof over patio and exterior border of garage
- Pa. Verigated Thermal Flagstone on Lead Walk and Front Porch
- Extensive Landscaping Designed to Provide a 15% Canopy Coverage
- 10' x 20' Treated Hardwood Rear Deck & Paver Patio on Lower Level

INTERIOR APPOINTMENTS

- Comfortable Open Floor Plan
- 9' High Ceilings on 1st and 2nd Levels
- Finished in Place Hardwood Floors.
- Gas Fireplace with Slate Surround in Family Room
- Open Stair Design & Construction
- Crown Molding in Study and Dining Room
- Craftsman Style Trim Around Windows and Doors
- Chair Rail in Dining Room
- Coffered Ceiling in Family Room
- Sherwin Williams Pro Mar 200 Interior Paint (higher quality than contractor grade paints)
- 2nd Floor Laundry/Utility Room with Stainless Steel Sink, Cabinetry over Washer/Dryer Area
- Jeld Wen 2500 Series Double Hung Windows with encased grills; both sashes open allowing for easy cleaning

KITCHEN DETAILS

- Wolf Classic 42" Maple Cabinetry with Dovetail Drawers with full-extension under-mount drawer glides, and built-in waste and recycle containers
- Azul Platino Granite Countertops
- Kohler Stainless Steel Under Mount Double Sink and Faucet
- Spacious Kitchen Island and Pantry
- GE Stainless Steel Appliances
- 25 CF Side-by-Side Refrigerator with Ice/Water Dispenser (Energy Star)
- Tall Tub Built-in Dishwasher (Energy Star)
- 24" 5-Burner Gas Range with Self Cleaning Oven
- Built in Microwave Over Range with Externally Vented Hood

BATH DETAILS

- Master Bath:
 - Soaking Tub & Separate Standing Shower with Frameless 3/8" Thick Glass Shower Door;
 - 8" Wide Brushed Nickel Moen Brantford Faucets
 - Ceramic Tile Flooring & Wall Surround
 - Kohler Elongated Toilet
- Lower Level
 - Roughed-in Plumbing for Future Lower Level Bathroom
- Powder Room:
 - White Pedestal Sink
 - 8" Wide Brushed Nickel Moen Brantford Faucet
 - Designer Lighting and Mirror
 - Kohler Elongated Toilet
- Upstairs Hall Bath:
 - Double Vanity with Granite Countertop;
 - Ceramic Tile Flooring; Subway Tile in Shower to Ceiling
 - Brushed Nickel Moen Brantford Faucet
 - Kohler Elongated Toilet
 - Designer Lighting and Mirrors

WIRING

- CAD 6 Jack Installed in Family Room, which should accommodate Wifi Use Throughout House
- Further CAD 5 Jacks installed at Two Points on Main Level, Two on Upper Level and One on Lower Level.
- Verizon FIOS Available.
- Extensive Exterior Lighting
- Pre-wired for Security Cameras at Various Exterior and Interior Locations - for use at a latter point, if so preferred.

OTHER

- Principals and Associates of GF Contracting, LLC have over One Hundred Years Residential and Commercial Building/Development Experience
- @ 2302 59th Place, in light of finishes, few options for a buyer to consider
- Numerous Structural Upgrades (beyond that required or necessitated by code) to include Upgraded I-Joists, as well as 2x6s on Perimeter of House.

GF Contracting, LLC works to continually improve its construction processes. For this reason, design and workmanship features are subject to change without notice. MHBR No. 7788.