

**¼ ML. TO METRO/6 STOPS TO CAPITOL/.4 ML. TO CHEV. SWIM CLUB**

**\$688,800**

## **CHEVERLY WEST**

**WASHINGTON'S NEXT GREAT TRANSIT ORIENTED COMMUNITY**

**2304 59<sup>th</sup> 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](http://www.cheverlywest.com). Further detail on Cheverly at <http://www.cheverly-md.gov/Pages/index>, and at [www.ichoosecheverly.com](http://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, Trader Joe's, 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

2304 59<sup>th</sup> Place,  
Cheverly West, Md.

Features include:

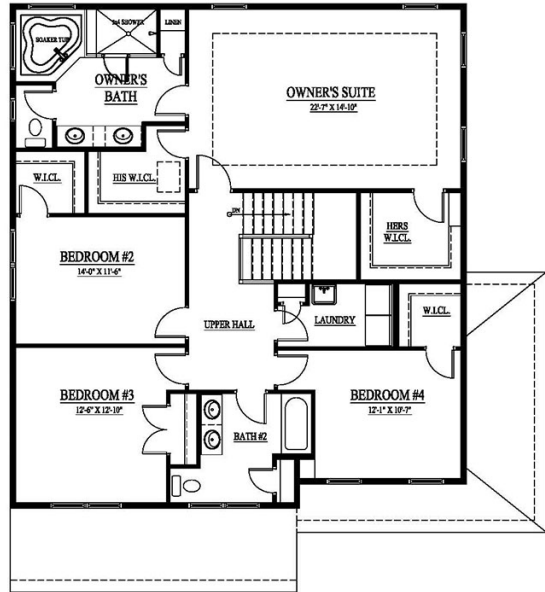
- 4 spacious bedrooms, 2.5 bathrooms (4<sup>th</sup> bath opt.)
- Open floor plan w/ 9' ceilings on first and second floors
- Energy efficient, low maintenance design
- Upgraded finishes including granite counters in kitchen
- Gourmet kitchen
- 1<sup>st</sup> Floor hardwood floors and gas fireplace
- 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

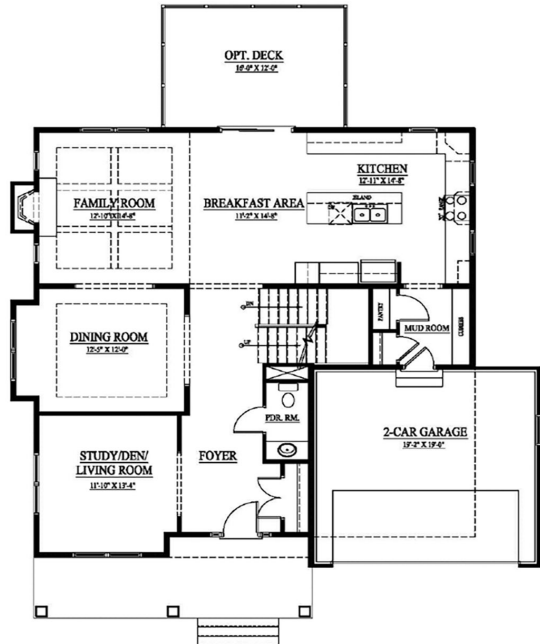
Price: \$688,800

Phil Galiano, Galiano Ints.  
c/o Catalyst Partners  
1250 Conn. Ave. NW, St. 825  
Washington, D.C. 20036  
galianopd@gmail.com  
703-625-7517 (mbl.)

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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 2015 International Energy Compliance Code, and 2015 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 at a pressure difference of 50 Pascals.

#### 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.
- Firestone Standing Seal Aluminum .032" (20 gauge) Metal Roof over patio and exterior border of garage
- Extensive Landscaping Designed to Provide a 15% Canopy Coverage
- 10' x 18' Treated Hardwood Rear Deck (opt.)(if available)
- In Addition to Exterior Concrete Waterproofing for Areas Bordering Living Spaces as req. by Code, Waterproofing Provided for Outer Concrete Perimeter of Garage and Front Porch
- GF Contracting plans to retain 3<sup>rd</sup> party licensed PEs to inspect both footings, and 8" concrete walls prior to installation.
- Sherwin Williams Duration Exterior Paint (higher quality paint relative to contractor grade paints)

#### INTERIOR APPOINTMENTS

- Comfortable Open Floor Plan
- 9' High Ceilings on 1<sup>st</sup> and 2<sup>nd</sup> 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)
- 2<sup>nd</sup> Floor Utility Room w/ Stainless Steel Sink, Cabinetry over Wsh/Dryer
- Jeld Wen 2500 Series Double Hung Windows with encased grills; both sashes open allowing for easy cleaning
- Numerous Structural Upgrades to include Upgraded I-Joists, as well as 2x6s on Perimeter of House.

## 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
- 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.
- Most Utilities within Development are Under-ground.
- House is part of Cheverly West, for which site comports with Modern Storm Water Management and Sustainability Practices.
- As part of development, owners set aside 2.92 acres of off-site Woodlands Conservation Area consistent with applicable Md. National Capitol Park and Planning Commission requirements.
- Site also includes .30 acres, which has been retained as a Woodland Area over the course of site development.

GF Contracting, LLC works to continually improve its construction processes. For this reason, design and workmanship features are subject to change without notice. Further housing will comprise different elevations, variations of the design of this initial model home. MHBR No. 7788.