

1/4 ML. TO METRO/6 STOPS TO CAPITOL/.4 ML. TO CHEV. SWIM CLUB

\$964,800

CHEVERLY WEST

WASHINGTON'S NEXT GREAT TRANSIT ORIENTED COMMUNITY

5807 BEECHER STREET, CHEVERLY, MD. 20785



Adjacent to the Town of Cheverly, ready access to key commuter routes, easy access to Capitol Hill and downtown Washington, and to sought after retailers - all whilst located in a secluded enclave. Exacting workmanship, careful attention to detail; numerous life/safety, energy efficiency, interior, exterior and exterior cladding upgrades.

Newly developed streetscape provides extensive landscaping, underground utilities and street lighting. The Town of Cheverly is a diverse town with an interesting history, strong schools, active places of worship, and a variety of community volunteer groups to include a seasonal community market. Further detail on Cheverly West at www.cheverlywest.com. Further detail on Cheverly at <http://www.cheverly-md.gov/Pages/index>. Further detail MNCPPC Greater Cheverly Plan at [2018 Approved Greater Cheverly Sector Plan - Prince George's County Planning Department](#). Cheverly Swim & Racquet Club twenty houses from Cheverly West.

COMMUTER ROUTES

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

AREA SHOPPING

- Wegman's, Whole Foods, Costco, Union Market, Ivy City, (+< 5 miles)
- Walmart, Lowes, Chik-Fil-A, Mount Rainier (= < three miles)
- Capitol Hill, Georgetown, Nationals, DC United (6-14 metro stops, =< ten miles)

CHEVERLY WEST

5807 Beecher St.,
Cheverly West, Md.

Features include:

- 5 spacious BRs, 3.5 baths
- Open floor plan w/ 9' ceilings on first and second floors
- Energy efficient, low maintenance design
- 1st Floor hardwood floors and gas fireplace
- Hardy Plank ColorPlus ext.
- Exacting workmanship, attention to detail, numerous life/safety, energy efficiency and wiring upgrades.
- Possible credit towards closing, financing costs; further credits w/ use of GF Contracting, LLC's pref. settlement co. & lender.

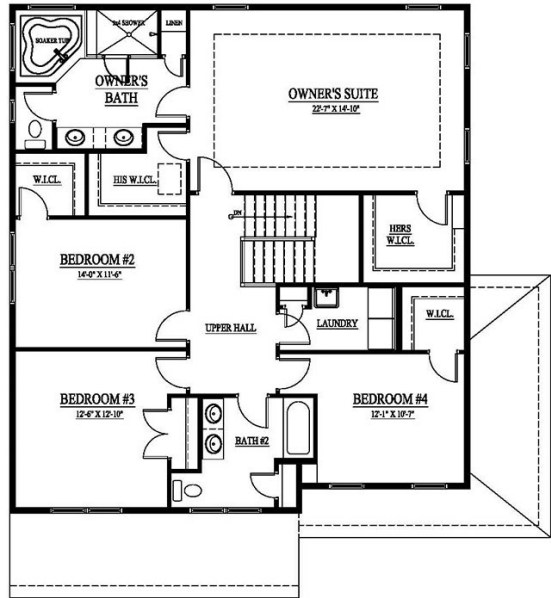
Realtors welcome. Property available for insp. w/ appt.

Price: \$964,800

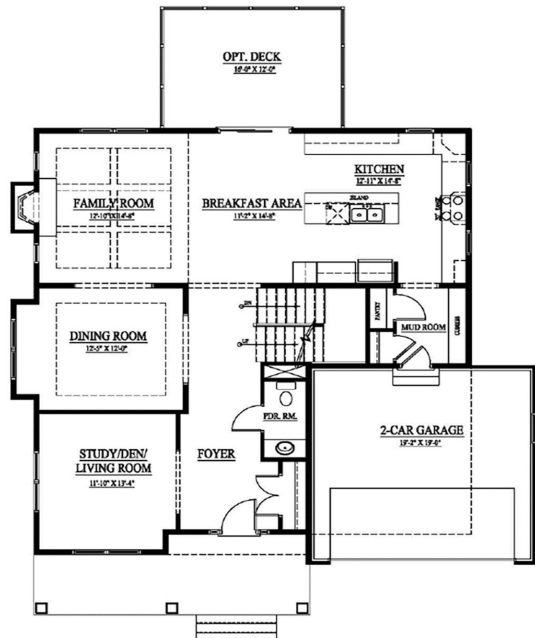
Phil Galiano, Galiano Interests
P.O. Box 76

Vienna, Va. 22183-0076
galianopd@gmail.com
703-625-7517 (mbl.)

This offering is subject to errors, omissions and change, including price or withdrawal without notice. Information is believed accurate, but should not be relied upon without verification.
59th Avenue Associates, LLC.
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SECOND FLOOR (+- 1,568 SF)



FIRST FLOOR (+- 1,336 SF)

BASEMENT (+- 420 SF
FINISHED, +- 900 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 2018 International Energy Compliance Code, and 2018 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 updates.
- Honeywell Home Pro Series 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 \leq 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 15% canopy coverage
- 9' x 20' Pressure Treated Hardwood Rear Deck)
- In Addition to Waterproofing measures required by County Code, further significant waterproofing measures taken.
- 3rd party PEs retained to inspect concrete walls prior to installation and at various other points of construction.
- Sherwin Williams Duration Exterior Paint (higher quality paint relative to contractor grade paints)

INTERIOR APPOINTMENTS

- Open Floor Plan on 1st Floor
- 9' High Ceilings on 1st and 2nd Levels
- Finished in Place Red Oak Hardwood Floors.
- Gas Fireplace with Marble 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
- 2nd Floor Laundry, Utility Room w/ Stainless Steel Sink
- MI 3500 Series Double Hung Windows
- Numerous Structural Upgrades to include 2x6s on Perimeter of House.

KITCHEN DETAILS

- Wolf Classic 42" Maple Front Cabinetry with Dovetail Drawers with full- extension under-mount drawer glides, and built-in waste and recycle containers
- Quartz Countertops
- Kohler Stainless Steel Under Mount Double Sink and Faucet
- Spacious Kitchen Island and Pantry
- Café™ Stainless Steel Appliances
- Energy Star Counter-Depth French-Door Refrigerator
- Tall Tub Built-in Dishwasher (Energy Star)
- 30" GE Café 5-Burner Gas Range with Externally Vented Hood
- Wall Oven with Convection & Advantium Technology

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 Cimarron Elongated Toilets
- Lower-Level Vanity with Quartz Countertop;
- Ceramic Tile Flooring; Subway Tile in Shower to 7'
- Brushed Nickel Moen Faucets
- Kohler Cimarron Elongated Toilet
- Powder Room:
 - White Pedestal Sink
 - 8" Wide Brushed Nickel Moen Brantford Faucet
 - Designer Lighting and Mirror
 - Kohler Cimarron Elongated Toilet
- Upstairs Hall Bath:
 - Double Vanity with Granite Countertop;
 - Ceramic Tile Flooring; Subway Tile in Shower to 7' Height
 - Brushed Nickel Moen Brantford Faucet
 - Kohler Cimarron Elongated Toilet
 - Designer Lighting and Mirrors

WIRING

- CAD 6 Jack Installed in Family Room, which may accommodate Wifi Use Throughout House
- CAD5 or RG6 Runs at Two Points on Main Level, Two on Upper Level, one on Lower Level.
- Pre-wired for Security Cameras at Various Ext. and Int. Locations - for use at latter point, if so preferred. Vivint Security System available @ cost, if preferred.

OTHER

- Principals and Associates of GF Contracting, LLC have over Eighty Years Residential and Commercial Building/Development Experience
- Site comports with Modern Storm Water Management/ Sustainability Practices
- As part of development, owners set aside 2.92 acres of off-site Woodlands Conservation Area consistent with applicable MNCPPC requirements.
- Site includes +- .30 acres towards the northern portion of the site which, to date, has been retained as a wooded area.
- Nearly all utilities under-ground w/ utilities comporting w/ current utility const. best practices.

GF Contracting, LLC works to continually improve its development and building processes. For this and other reasons, items noted above to include finishes, design, materials and workmanship subject to revision or omission w/out notice. Information believed accurate, but expressly not be relied upon without independent verification. MHBR No. 7788. 08/23/2025.