



7805 Town Gate Place Bethesda, MD 20817

- Built 1988
- Approximately 4,500 sq. ft. of finished space
- Lot size: 10,392 sq. ft. (.24 acre)
- 5 Bedrooms (5th Bedroom could also be used as Master BR Sitting Room, Nursery or Office)
- 3 Full Bathrooms & Powder Room on the first level
- Two (2) zone HVAC (2018)
- High ceilings & wood floors throughout (excepting lower level)
- Estimated tax: \$11,440.32
- Churchill Cluster: Seven Locks ES, Cabin John MS, Churchill HS

CAPITAL IMPROVEMENTS

- Two -Zone HVAC
 - a. Zone 1 (lower levels)
 - i. A/C – 2.5 Ton Bryant Premier unit (2018)
 - ii. Furnace – Bryant Premier Gas Furnace (2018)
 - b. Zone 2 (upper level)
 - i. A/C – 2.5 Ton Bryant Premier unit (2018)
 - ii. Furnace – Bryant Premier Gas Furnace (2011)



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- High efficiency A. O. Smith 75 gallon Hot Water Heater – 2016
- Ultra-quiet Cummins Whole House Generator with auto-test and dedicated gas line – 2011
- Premium Anderson wood/resin double hung, double pane, perma-paint, tilt-wash windows and all new exterior doors
- Trex/premium composite deck, front porch, garage portico, garage exit stairs, bay windows (to replace all high maintenance exterior wood structures and trim)
- High quality Arbon underground programmable 8 zone irrigation system with rain sensor
- Extensive professional landscaping including twenty-six (26) premium trees, including cryptomeria, cypress, cedar, hollies, cherry, giant arborvitae & dwarf maple
- Wireless, remote programmable ADT security system
- Electrical panels with Whole House Surge Protection
- Remodeled upstairs and downstairs wet bars/fridges/freezers including replacement of stainless steel appliances
- Replacement garage doors and openers
- Peterson gas log fireplace in Lower Level
- Replacement sump pump
- Energy efficient honeycomb window blinds throughout
- NuTone heat/vent/light/nightlight fixtures and electrical master and secondary bath
- GE Washer/Dryer – 2018
- NewAir 29 Bottle Wine Cooler – 2018

The preceding information has been gathered from a variety of sources and while we deem it to be reliable, if any particular fact is critical, please verify independently.

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