

# 7301 NEVIS ROAD

## BETHESDA, MARYLAND 20817

*Welcome to this extraordinary colonial originally the first house in Bannockburn, constructed in 1940 in the “Revival Style” and painstakingly expanded and renovated in 2000 by award winning McCartney Architects. The seamless integration of both the old and new architecture reflects the pride of ownership. A fabulous floor plan affords both full scale entertaining as well as comfortable family living. From the sensational Family Room with beamed and coffered ceiling to the gourmet Kitchen with terrific CENTER ISLAND/BREAKFAST BAR, to the dramatic Master Bedroom Suite with wooden open beamed vaulted ceiling, no detail has been compromised in presenting this home of distinction. Further enhancing the home’s value and appeal is a detached CARRIAGE HOME which houses an additional 2-car garage and incredible Artist Studio. A breathtaking and totally private one-acre lot featuring the artistry of award-winning landscape architect Jane Macleisch, includes a 40’ swimming pool, rock gardens with waterfalls and extensive specimen plantings framed with mature trees. Ideally located in the heart of “Old Bannockburn” the home is only minutes to the Capital Beltway, Crescent Bike Trail, C & O canal, downtown Bethesda, the vibrancy of Washington, D.C., and three major airports.*

### **MAIN LEVEL**

Center hall FOYER features high ceiling, wainscoting, guest coat closet, custom-milled cased openings, oak staircase with sisal carpet runner, random width oak floors and front entry door with sidelights

Formal LIVING ROOM features high ceilings, crown moulding, built in display glass shelving/cabinetry with accent lighting, masonry fireplace with marble surround/hearth and traditional mantel, four oversize double hung windows, built in stereo speakers, cased opening to Sunroom, random width oak hardwood floor and French door accessing Screened Porch.

Lovely SCREENED PORCH adjoins Living Room and features ceiling fan and random pattern flagstone floor.

Cozy SUNROOM features high ceiling, crown moulding, oversized double hung window, designer wall treatments, wall sconces, built-in stereo speakers, random width oak hardwood floor and atrium glass door with floor to ceiling sidelights

Elegant banquet-sized DINING ROOM features high ceiling, crown moulding, designer chandelier, wall sconces, two floor to ceiling picture windows, additional double hung windows, designer wall treatment, halogen recessed lighting, built-in stereo speakers and random width oak hardwood floor.

Fabulous gourmet KITCHEN features 10’ 6” beamed and coffered ceiling, crown moulding, extensive “Quality” antiques white cabinetry with glass fronts, designer concrete countertops, built-in buffet with customized pull-out drawers, built-in wine storage and Viking stainless steel “professional” gas oven/range with six burners and gas grill, Viking “Professional” stainless steel range hood, Sub-Zero paneled refrigerator/freezer with ice maker,

Bosch paneled dishwasher, deep stainless steel undermount sink, expansive CENTER ISLAND/BREAKFAST BAR highlighted with designer concrete countertop and designer pendant light fixture; halogen recessed lighting, random width oak hardwood floor and French door accessing flagstone terrace

Sensational FAMILY ROOM adjoins Kitchen and features 10' 6" beamed and coffered ceiling, fieldstone fireplace with slate hearth and custom-milled mantel, two large picture bay windows with alcove seating, two double hung windows, built-in stereo speakers, halogen recessed lighting and random width oak hardwood floor

DEN/OFFICE adjoins Kitchen and features high ceiling, crown moulding, built-in desk/bookcases with designer concrete countertop, built in stereo speakers, halogen recessed lighting, random width oak hardwood floor and French door with floor to ceiling sidelights accessing expansive flagstone terrace and exquisite back yard

POWDER ROOM adjoins Foyer and features, crown moulding, wainscoting, pedestal sink, designer commode, and random width oak hardwood floor

## **UPPER LEVEL**

OAK STAIRCASE with custom-milled wainscot wall design accesses Upper Level

Fabulous MASTER BEDROOM SUITE features:

Entry FOYER with halogen lighting, designer wall-to-wall carpet and glass paned exterior door accessing Romeo and Juliet deck/balcony

Dramatic BEDROOM features vaulted wooden beamed ceiling with fan, three adjoining sets of adjoining double hung windows, two adjustable double hung windows, masonry fireplace with gas log system, fieldstone surround and custom-milled mantel, built-in stereo speakers, two porthole clerestory windows, halogen recessed lighting and designer wall-to-wall carpet

DRESSING ROOM features double hung window with built in cushioned seating with storage, custom built-in drawers and hanging systems, recessed lighting and designer wall-to-wall carpet.

Luxurious MASTER BATH with crown moulding, soaking tub set in limestone and wooden platform with casement window surround, glass recessed shelving, double vanity with limestone countertops and under mount sinks, oversized shower with limestone surround, bench seating and frameless glass enclosure, designer commode, dual heat lamp, built-in stereo speakers, halogen recessed lighting and limestone floor tiles

SECOND BEDROOM (formerly Master Bedroom) features six double hung windows, three closets and oak hardwood floor

SECOND FULL BATH adjoins Second Bedroom and features shower with tiled surround and frameless glass enclosure pedestal sink, commode, designer wall coverings, double hung window, built-in linen storage cabinetry, ceramic wall tiles and black and white ceramic floor tiles

THIRD BEDROOM features two double hung windows, clothes closet and oak hardwood floor

THIRD FULL BATH features shower/tub combination with tiled surround, pedestal sink, commode, double hung window, ceramic wall tiles, designer wall coverings, built-in linen storage cabinetry and black and white ceramic floor tiles

HALLWAY features stairs to WALK-IN ATTIC.

### **LOWER LEVEL**

RECREATION ROOM features crown moulding, knotty pine paneled walls, masonry fireplace with brick profile and raised hearth, three double hung windows, built-in stereo speakers, track lighting and designer wall-to-wall carpet

FOURTH BEDROOM features crown moulding, ceiling fan, double-sliding window, closet, sitting area and wall-to-wall carpeting

FIFTH BEDROOM features crown moulding, double hung window, full wall of built-in bookcases, recessed lighting and pine flooring

FOURTH FULL BATH features crown moulding, shower/tub combination with fiberglass, vanity with limestone countertop, commode and designer stone floor tiles

STORAGE ROOM with mechanical systems

Oversized attached Two-Car GARAGE with Workshop including large work bench and pegboard storage

### **CARRIAGE HOUSE**

Sensational ARTISTS STUDIO with cathedral open beamed cedar wood ceiling, two architecturally inspired clerestory picture windows, two sets of oversized double hung windows with silhouette shades, built-in window seating, extensive built-in filing cabinets, built-in “flat-file” drawers, extensive track/accent lighting, built-in stereo speakers and oak hardwood floor

Additional two-car attached GARAGE with additional storage room plus large separate storage room with private exterior entry under Carriage House

### **SPECIAL FEATURES**

- 10'6 beamed and coffered ceiling in Great Room
- True vaulted and open wood beam ceiling in the Master Bedroom
- Cathedral open beamed ceiling in Artists' Studio
- Arts & Craft style interior wood and trim detailing
- Four distinctive masonry fireplaces (two are presently fitted for and operating on gas, but could be converted back to wood-burning)
- Designer concrete countertops in Kitchen
- Designer limestones, stone and ceramic tiles throughout home
- Built in stereo speakers in select rooms
- Built-in bookcases/cabinetry
- Clerestory and architecturally inspired windows in select locations
- French and atrium glass interior and exterior doors

- Random width oak hardwood floors
- Designer wall treatments in select rooms
- Security/Alarm system with motion detectors
- Three-zone heat (combination of hot water and forced air)
- Three-zone central air conditioning
- “State” 75-gallon gas hot water heater
- Carriage house on separate HVAC system
- 4-car garage parking (two-car attached and two-car detached)
- Columned front portico with ornate pediment and pilaster design
- Expansive flagstone terrace with Hot Tub and a stone sitting wall
- 16x40 heated Gunitite pool with salt water system and automatic electric cover
- Rock gardens with waterfalls
- Irrigation/sprinkler system
- Amazing private yard featuring a plethora of specimen plantings and framed with mature trees
- Professional landscape and exterior accent lighting
- Detached storage shed

\*Dining Room chandelier and Dining Room wall sconces do not convey.  
Master Bedroom gas fireplace is operating, but sold in “as is” condition.

### **VITAL STATISTICS**

<b>PRICE:</b>	<b>\$2,595,000</b>	<b>R.E. TAXES:</b>	\$13,736*
<b>AGE:</b>	1940 (Original) 2000 (Renovations) 2004 (Carriage House)	<b>SCHOOLS:</b>	Bannockburn ES Pyle MS Whitman HS

**LOT SIZE:** 43,581 sq. ft.

\* *Fiscal Year 2010 Taxes -- Estimated property tax and other non-tax charges in the first full fiscal year of ownership.*

*Photos, virtual tour, and disclosures at [www.marcfleisher.com](http://www.marcfleisher.com)  
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