

18609 Compher Court
Poolesville, MD 20837

**KETTLER
FOR LINES**
HOMES

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\$936,900

5 Beds | 6 Baths | 3 Garage | 4,360 Sq Ft

About This House

The spacious Kensington is designed to comfortably accommodate multigenerational living, for families of today and tomorrow. This remarkable home features an open floor plan accented by natural light. The staircase is strategically placed to allow unlimited visibility to the view beyond. Knee walls and columns define the family-sized Dining Room with Bay Window, separate enough from the Great Room to host a formal dinner party. The Luxury Gourmet Kitchen features quartz counter tops, Timberlake cabinetry, double wall ovens, 5-burner gas cooktop, large center island, and much more! A first-floor Guest Suite with full bath can easily be used as an extra Bedroom, Den or Home Office. Upstairs, double doors open to a grand Owners' Suite complete with two large walk-in closets and a

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Floorplans

THE KENSINGTON

Compher Court, Poolesville, MD 20837 • LOT 52-F



• Wider plank real oak hardwood ¾" thick tongue-and-groove flooring throughout the first floor

• Luxury gourmet Kitchen with quartz counter tops, Tahoe® cabinetry, 5-burner gas cooktop, double wall ovens, Whirlpool® 25 cf stainless steel French Door refrigerator with bottom freezer, ice/water dispenser, stainless steel Whirlpool® 36" wall-mounted Chimney Hood and large center island

• Home Office/Bedroom 5

• Designer low VOC two-tone paint

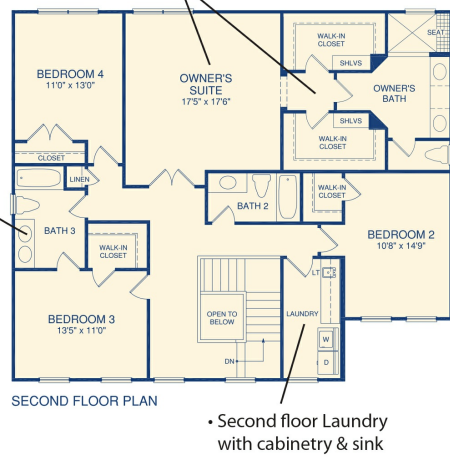
• 3-Car Garage

• 10-year RWC warranty

• Owner's Suite with dual walk-in closets, Quartz or Granite Vanity Tops and huge elegant heavy glass frameless shower enclosure

The floor plan for 'THE KENSINGTON' shows a large Great Room (21'4" x 18'0") with a gas fireplace and slider door leading to a Sunroom (13'4" x 11'8"). The Dining Room (13'0" x 12'1") is adjacent to the Great Room. The Kitchen (12'3" x 14'6") features a pantry cabinet, refrigerator, and access to a rear foyer. A 3-Car Front Load Garage (21'8" x 28'8") is attached to the side. The plan also includes a Home Office/Bedroom 5 (10'5" x 11'1"), Bath 4, and a Powder Room. Stairs lead up and down from the foyer area.

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- The diagram is a floor plan of the lower level of a house. It features a large central Recreation Room (32'0" x 24'0") with a 3000 Twin Window on the top wall and a 600R Slider on the left wall. To the right of the Recreation Room is a Walk-in Closet and a Walk-in Closet. Further right is an Office/Exercise/Bedroom (14'0" x 12'2") with a 3000 Twin Window on the top wall. Below the Recreation Room is a Bedroom 6/Home Office (11'0" x 12'2") with a 3000 Window on the left wall. A Kneewall is located between the Recreation Room and the Bedroom 6/Home Office. A Staircase with an Open Railing leads Up (UP) from the Bedroom 6/Home Office. A Mech./Storage area is located between the Recreation Room and the Bedroom 6/Home Office. A full Bath is located between the Bedroom 6/Home Office and the Mech./Storage area. A Quartz vanity is located in the full Bath. A Stone water table and portico is located outside the Recreation Room. A Bay window is located in the Dining Room. A Finished Lower Level Rec Room is located in the Recreation Room. A Hardwood staircase leads from the foyer to the Lower Level. A Quartz vanity is located in all secondary Baths. A Lower Level Exercise Room/Bedroom with dual walk-in closets is located in the Office/Exercise/Bedroom. A Lower Level Home Office/Bedroom 6 with closet is located in the Bedroom 6/Home Office. A Lower Level full Bath is located in the full Bath.
- Bay window in Dining Room
 - Stone water table and portico
 - Finished Lower Level Rec Room
 - Walk-out Lower Level (Lower Level includes full-sized windows)
 - Quartz vanity tops in all secondary Baths
 - Lower Level Exercise Room/Bedroom with dual walk-in closets
 - Lower Level Home Office/Bedroom 6 with closet
 - Lower Level full Bath
- 3000 TWIN WINDOW
600R SLIDER
3000 TWIN WINDOW
3000 TWIN WINDOW
3000 WINDOW
RECREATION ROOM 32'0" x 24'0"
WALK-IN CLOSET
WALK-IN CLOSET
OFFICE/ EXERCISE/ BEDROOM 14'0" x 12'2"
3000 WINDOW
KNEEWALL
OPEN RAILING
UP
MECH./ STORAGE
BEDROOM 6/ HOME OFFICE 11'0" x 12'2"
CLOSET
3000 WINDOW
LOWER LEVEL PLAN



Plus:

- **Smart Home Package, Including**
 - Wifi enabled* Honeywell® programmable thermostats
 - Wifi enabled* Liftmaster® garage door openers with remote for each garage door
 - Wifi-enabled HD Video Doorbell Camera
 - Wifi-enabled Schlage® front door lock
 - USB Charging Ports with Electrical Outlets
 - Structured Data Stream Wiring Package including High-Speed/Video Connectivity