



**MERIDIAN HOMES**

*Concierge Level Service for Every Client*

**5914 Rolston Road  
Bethesda, Maryland 20817**





# **5914 Rolston Road, Bethesda**

**5,237-square-foot farmhouse-style with 5 bedrooms, 4.5 baths**

## **Construction Status**

Construction is complete and this fabulous new home is now available and on the market.

## **Location, Location, Location**

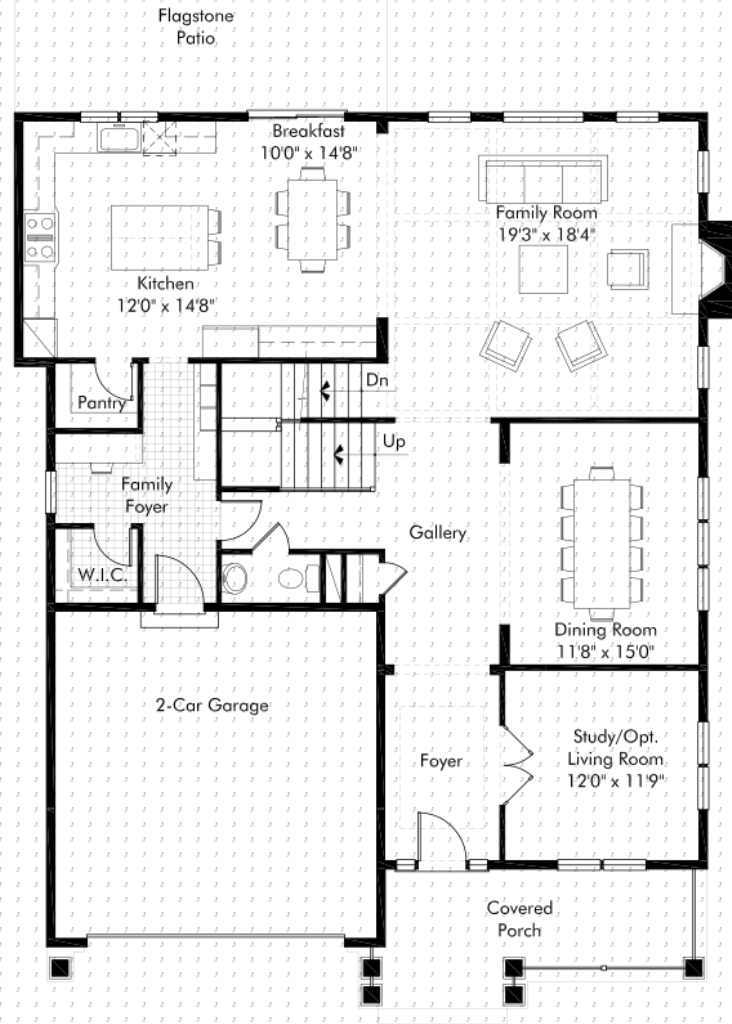
5914 Rolston Road is in the sought-after Ayrilawn neighborhood. The tree-lined lot is 8,417 square feet, and the backyard is very private. Situated to take advantage of a southern exposure, the kitchen, breakfast area, family room and flagstone patio are flooded with sun during the day.

Downtown Bethesda, Montgomery Mall and Wildwood Shopping Center are all nearby.

# 5914 Rolston Road, Bethesda

## Architectural Detail

Every detail of this home—the board and batten farmhouse façade, the gabled rooftop, the charming front porch, the custom millwork, the 9-foot ceilings—is breathtaking. The flowing three-level layout is exceptionally well-designed to accommodate a contemporary lifestyle.



## Main Level Plan

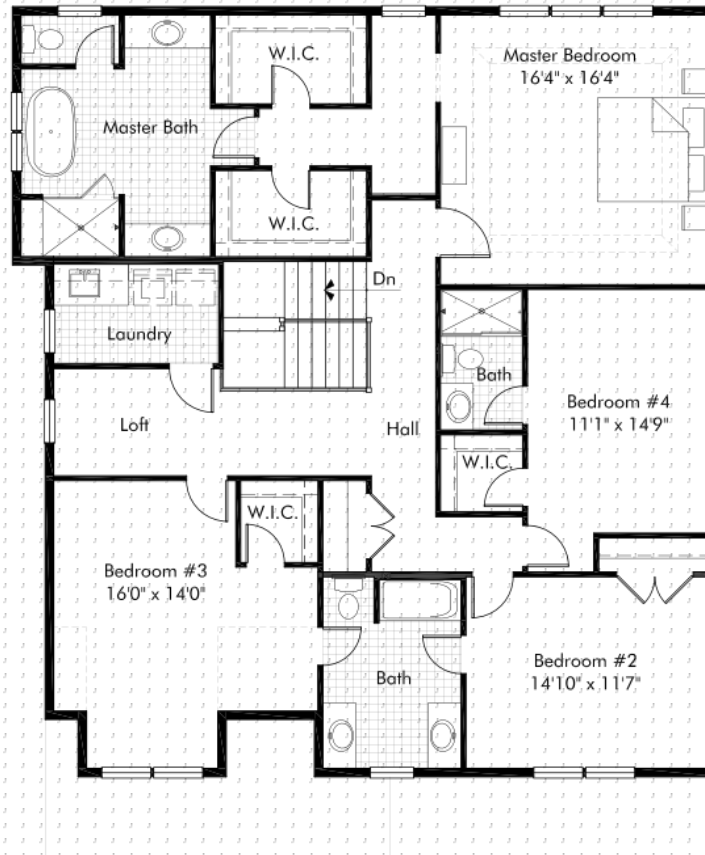
NOTE: Plan dimensions, features, materials and specifications are subject to change, or substitution without prior notice due to actual building conditions or ongoing design improvements.

## Main Level Luxury Features Include...

- ◎ **Gourmet Kitchen** featuring granite countertops, a center island, designer custom cabinetry, a walk-in pantry with deep shelving, an apron front stainless steel sink with a Grohe faucet, professional grade KitchenAid stainless steel appliances
- ◎ **Huge Family Room** with handsome coffered ceiling, gas fireplace with stone facing, flagstone hearth and mantle
- ◎ **Dining Room** with wainscoting detail, chandelier and raised window for privacy
- ◎ **Study/Living Room** for everyday use or entertaining
- ◎ **Main Level Gallery** with tucked away staircase and easy access to a powder room
- ◎ **Mudroom/Family Foyer** with storage lockers, a home-management desk area, a large walk-in closet accessing an oversized 2-car garage

## Main Level Luxury Features Include...

- ◎ **9-Foot Ceilings** that offer a spacious, airy feeling
- ◎ **Main Foyer** with tray ceiling
- ◎ **Gracious Millwork** including crown molding, oversized window and door casings and base trim
- ◎ **Oversized 3-1/4" Solid Oak Wide Plank Hardwood Flooring** on main level, stairs, upper level hall and master bedroom suite
- ◎ **Solid Core 2-Panel Interior Doors**
- ◎ **LED Recessed Lighting**




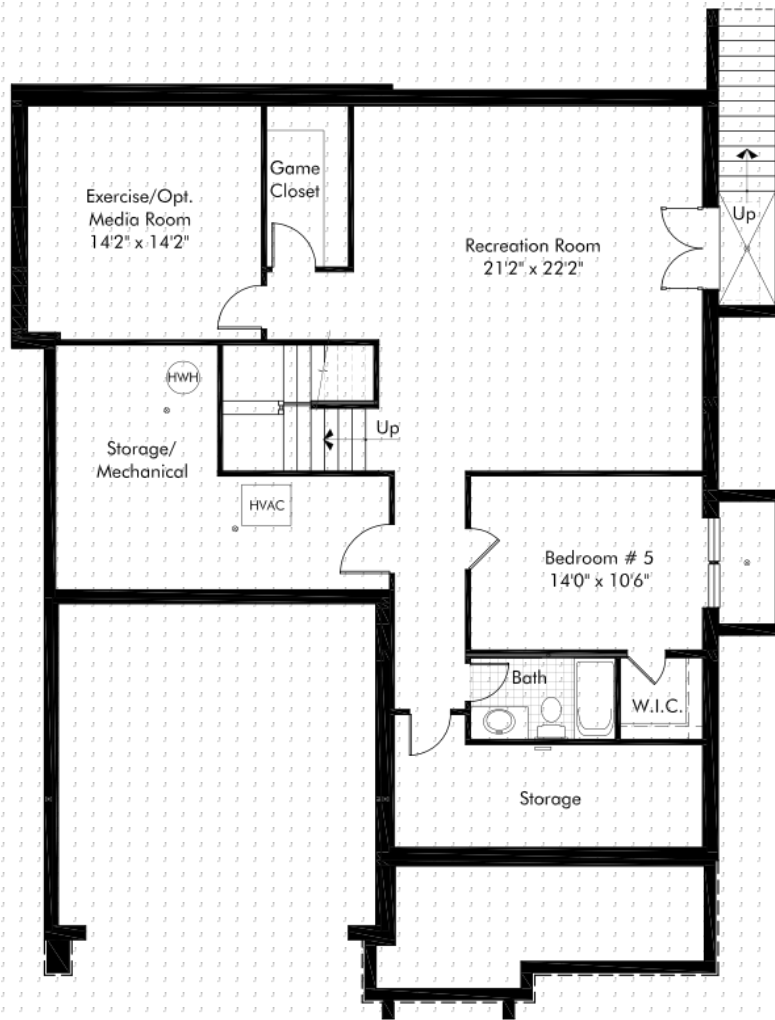
## Upper Level Plan

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## Upper Level Luxury Features Include...

- ◎ **Master Bedroom Suite** - with a tray ceiling, dressing vestibule, dual walk-in closets and pre-wired for a flat screen television
  - ◎ **Luxurious Master Bath** – with honed marble floor and countertops, a freestanding contemporary bathtub, an oversized shower and chrome faucets and fixtures
  - ◎ **3 Additional Bedrooms** - with upgraded neutral carpet
  - ◎ **2 Additional Full Bathrooms** - with natural stone, glass and porcelain tile tub and shower surrounds, porcelain flooring, granite and marble countertops and decorative mirrors
  - ◎ **Laundry Room**– with washer and dryer hook-ups and a porcelain tile floor
  - ◎ **Loft Alcove Area** - that is ideal for watching TV, reading a book or just relaxing
  - ◎ **9-Foot Ceilings** - that offer a spacious, airy feeling
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## Lower Level Plan

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## Lower Level Luxury Features Include...

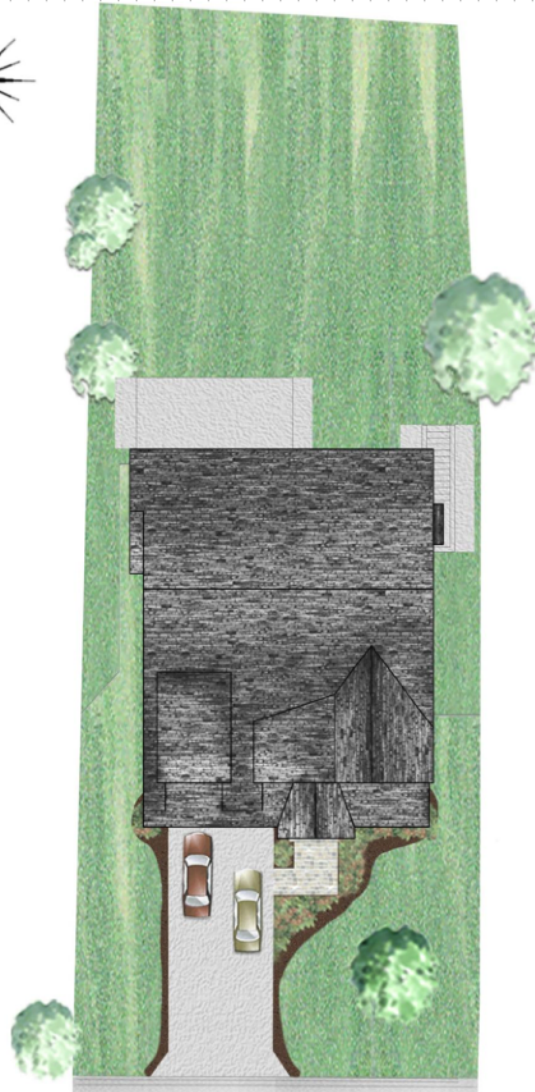
- ◎ **Guest/Au Pair Suite** - with a bedroom, full bathroom and walk-in closet
- ◎ **Huge Recreation Room** - with access to the rear yard
- ◎ **Upgraded Neutral Carpet**
- ◎ **Exercise/Media Room** - plus a walk-in game closet and a large storage room
- ◎ **8'9" Ceilings** - that offer a spacious, airy feeling

## More Features Include...

- ⦿ **Front Porch** with flagstone and natural stone details
- ⦿ **Rear Flagstone Patio**
- ⦿ **Rear Floodlights**
- ⦿ **Professional Landscaping**
- ⦿ **Pre-Wired** for television, telephone and multiple USB outlets
- ⦿ **Oversized 2-Car Garage** with automatic openers
- ⦿ **Fire Suppression Sprinkler System**
- ⦿ **Generac 22 KW** stand-by generator

## More Features Include...

- ◎ **Numerous Energy Efficient Features** such as:
  - EnergyStar Low-E argon filled insulated windows
  - Energy efficient 2 x 6 exterior walls
  - Moisture resistant drywall in all bathrooms
  - LED recessed lighting
  - EnergyStar high-efficiency 2-zone heating and central air conditioning
  - Continuous impervious whole house wrap and sealed air ducts
- ◎ **Gas Hot Water Heater** - 75 gallon
- ◎ **Long Lasting Exterior Trim**
- ◎ **30-Year Architectural Grade Roof Shingles**
- ◎ **Builder Warranty**



5914 ROLSTON ROAD  
BETHESDA, MARYLAND 20817  
Lot Size 8,417 sq. ft.

Note: All plans are approximate, subject to change, and are the artist's conception only

# MONTGOMERY COUNTY PUBLIC SCHOOL ASSIGNMENTS

- ⊙ [Wyngate Elementary School](#)
- ⊙ [North Bethesda Middle School](#)
- ⊙ [Walter Johnson High School](#)

For verification of any school assignment, please call  
Montgomery County Public Schools at 240.314.4710



[CLICK HERE TO VIEW LARGER MAP](#)





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