



**MERIDIAN HOMES**

*Concierge Level Service for Every Client*

**We Are Proud To Present:**

**5704 Wyngate Drive  
Bethesda, Maryland 20817**





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# 5704 Wyngate Drive Bethesda, Maryland 20817

*Modern farmhouse design with 5 bedrooms, 4.5 baths and 5,128 square-feet of interior space*

## Available Now

Construction is complete and this beautiful new home is now available.

[Contact Us](#) today for more details.

## Architectural Detail

The gabled façade, front porch and other design touches perfectly capture the modern farmhouse esthetic. Inside, the rooms on the main and upper levels have 9-foot ceilings and feature custom millwork, hardwood floors, and many other exceptional details. The well-designed, flowing three-level layout will accommodate a contemporary family's lifestyle.

# 5704 Wyngate Drive Bethesda, Maryland 20817

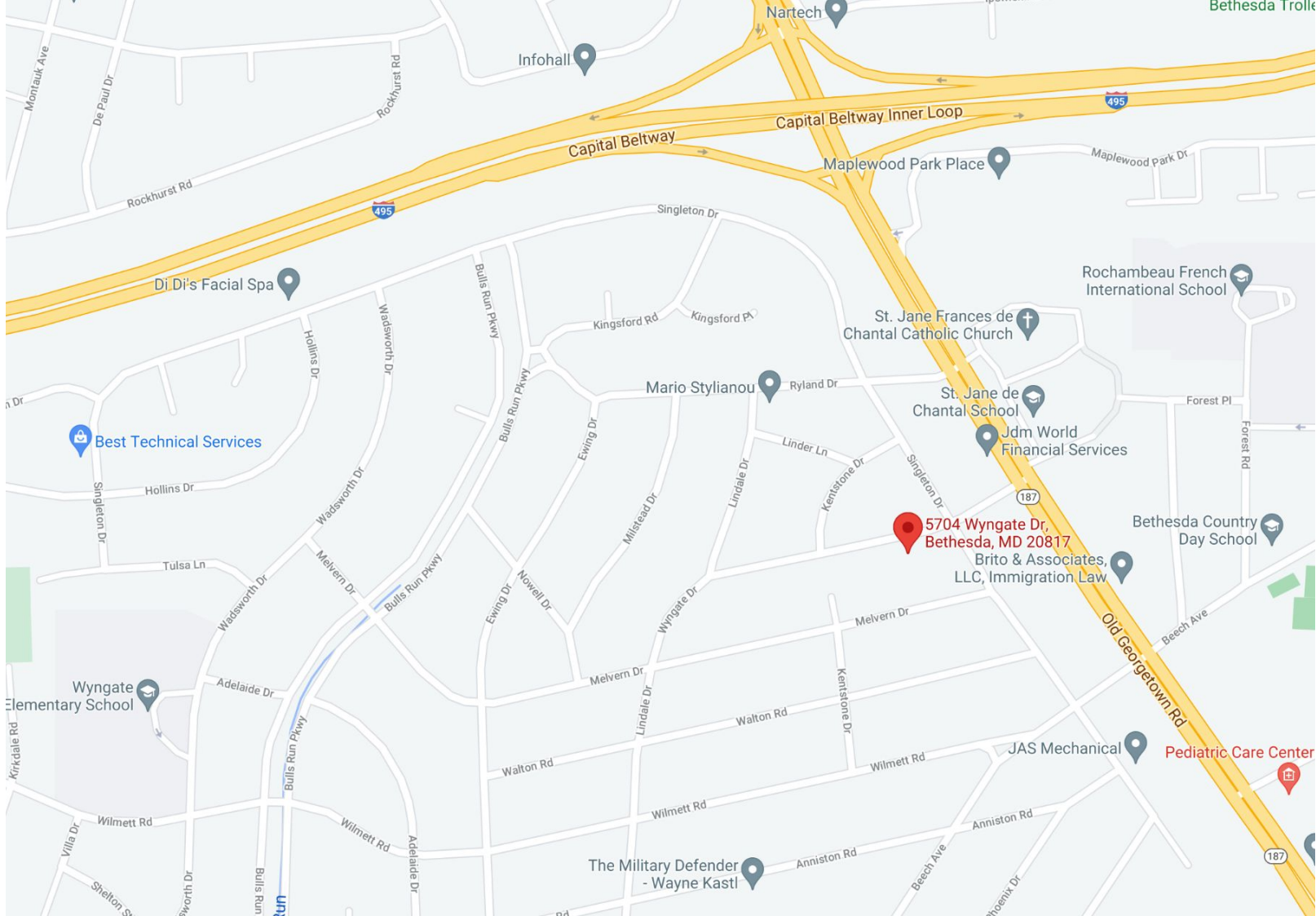
## Location, Location, Location

This lovely brand-new home is in the heart of Wyngate, one of Bethesda's most popular neighborhoods; enjoy strolling through the neighborhood safely on the paved sidewalks. The home is sited on the 6,900-square-foot lot to have southern exposure so that the main living spaces – the gourmet kitchen, breakfast area, and family room – as well as the flagstone patio and the gently sloping, fully-fenced rear yard, bask in sunlight.

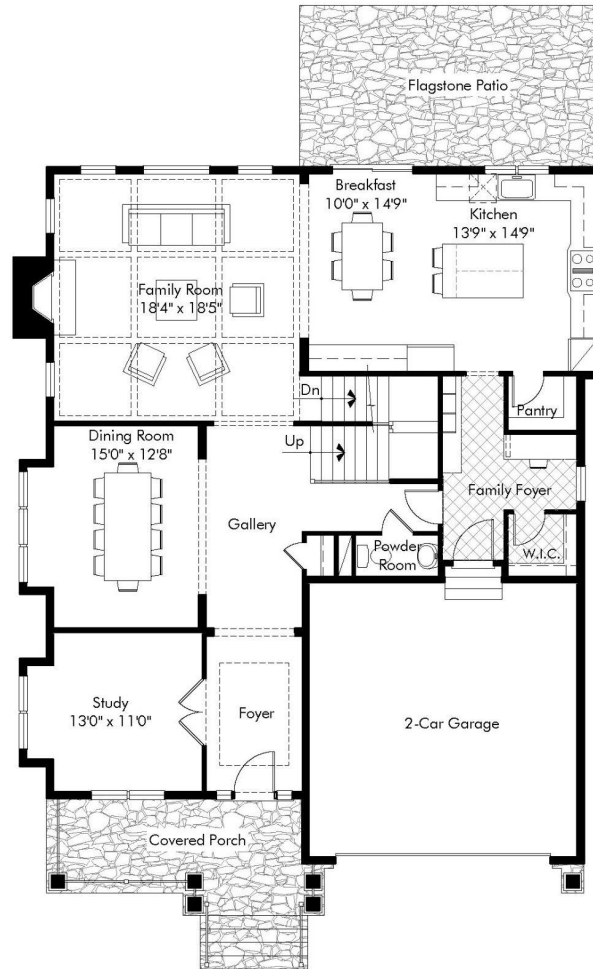
5704 Wyngate Drive is near Downtown Bethesda, the C&O Canal, Montgomery Mall, Wildwood Shopping Center, great schools, and Beltway access to Washington, D.C. and Virginia .

For details about the location, click on the map on the next page.





[CLICK HERE TO VIEW LARGER MAP](#)




## Main Level Plan

Note: Plans and specifications subject to change.

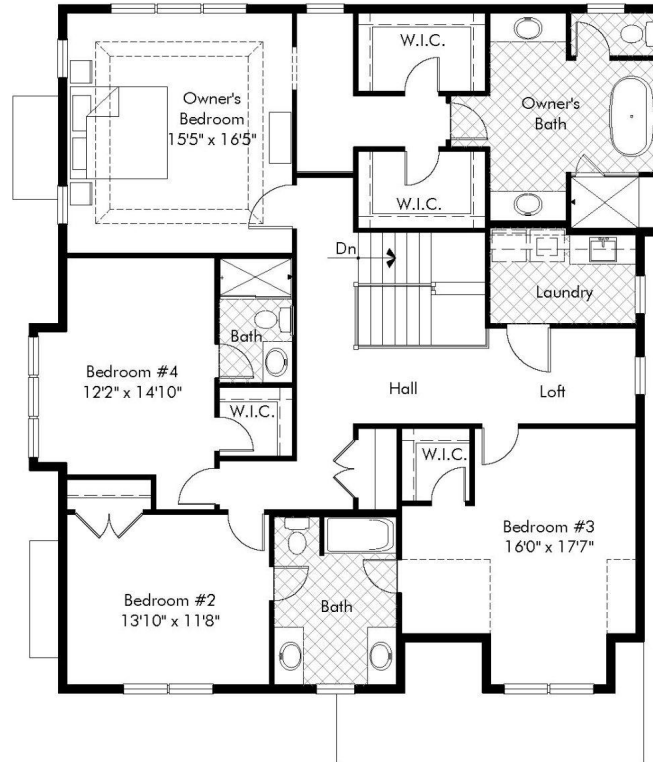
## Main Level Luxury Features Include...

- ◎ **Gourmet Kitchen** – the sought-after layout has a center-island with seating, a breakfast area, custom cabinetry with slow-close doors and drawers, quartz countertops, stainless-steel appliances, an apron front stainless-steel main sink with contemporary faucet, and a walk-in pantry with a frosted glass door
  - ◎ **Flagstone Patio** – this outdoor retreat is the perfect place for entertaining
  - ◎ **Family Room** – free-flowing open-concept space with a coffered ceiling and a gas fireplace with stone facing, a flagstone hearth and a flagstone mantle
  - ◎ **Dining Room** – this space for entertaining features custom wainscoting, a beautiful chandelier and tons of natural light
  - ◎ **Study** – this flexible space can be the perfect home office
  - ◎ **Main Level Gallery** – the high-traffic core of the home handles the flow with a family foyer/mudroom, powder room, large walk-in closet and a home-management center with desk
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## Main Level Luxury Features (continued)...

- ⦿ **Ceiling Height** – soaring 9-foot high ceilings grace the entire main level
  - ⦿ **Flooring** – 3-1/4 " solid oak wide plank hardwood floors add elegance to the main level
  - ⦿ **Oversized Two-Car Garage** – the garage has automatic door openers, a dedicated circuit and plug that will accommodate an electric vehicle charger, and can be easily accessed from the family foyer/mudroom
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## Upper Level Plan

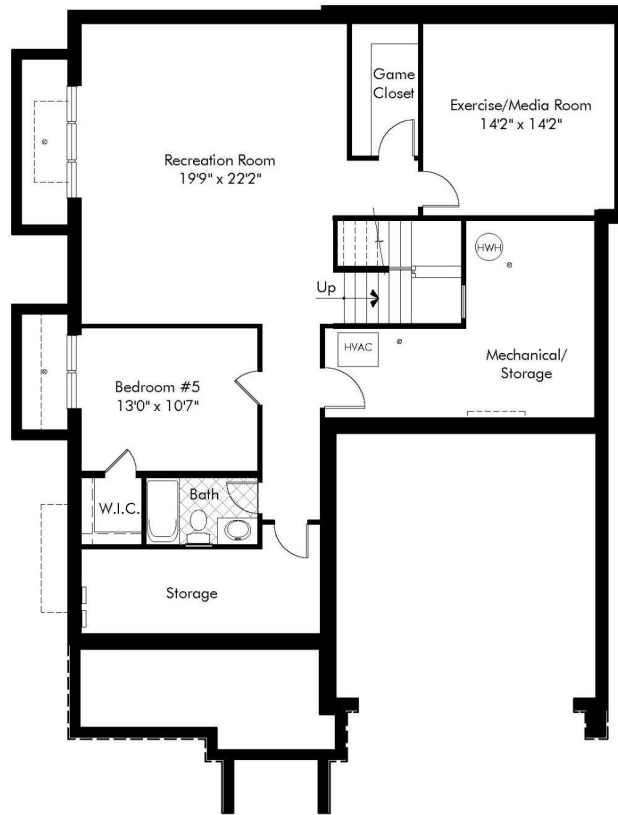
Note: Plans and specifications subject to change.

## Upper Level Luxury Features Include...

- ◎ **Owner's Suite** – the luxurious, expansive owner's suite offers a tray ceiling, dual walk-in closets with built-ins, a dressing vestibule and 3-1/4" solid oak wide plank hardwood floors
- ◎ **Spa-Style Master Bath** – this luxurious retreat includes:
  - a freestanding soaking tub
  - an oversized shower with a built-in bench
  - dual recessed panel vanities
  - lighted vanity mirrors
  - solid surface countertops with undermount sink bowls
  - polished chrome faucets and fixtures
  - adult-height elongated toilet with slow-close seat
  - marble flooring
- ◎ **3 Additional Bedrooms** – space to accommodate every member of your family with upgraded carpeting and closets with detailed built-in storage

## Upper Level Luxury Features (continued)...

- ◎ **2 Additional Full Bathrooms** – the spacious bathrooms include:
    - natural stone and porcelain tile tub and shower surrounds
    - custom decorative mirrors
    - solid surface countertops with undermount sink bowls
    - polished chrome faucets and fixtures
    - adult-height elongated toilets with slow-close seats
    - porcelain flooring
  - ◎ **Upper-Level Laundry Area** – conveniently located and highly functional with porcelain flooring and cabinetry for storage
  - ◎ **Ceiling Height** – soaring 9-foot high ceilings grace the entire upper level
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## Lower Level Plan

Note: Plans and specifications subject to change.


## Lower Level Luxury Features Include...

- ◎ **Recreation Room** – sprawling space with natural light from 3 full-size windows, ideal for game tables and a computer/play center
- ◎ **Gym/Media Room** – use this flexible space for your family's needs
- ◎ **Game Closet and Storage Room** – a walk-in game closet and a large storage room will keep the lower level organized and neat
- ◎ **Guest/Au Pair Suite** – the bedroom has natural light from 2 full-size windows that offer egress for safety; the bedroom also has a large walk-in closet
- ◎ **Full Bathroom** – the spacious bathroom includes:
  - porcelain tile tub surround
  - solid surface countertop with undermount sink bowl
  - decorative mirror
  - polished chrome faucets and fixtures
  - adult-height elongated toilet with slow-close seats
  - porcelain flooring

## Lower Level Luxury Features (continued)...

- ◎ **Ceiling Height** – impressive 8-foot 9" high ceilings grace the lower level
- ◎ **Flooring** – luxury vinyl plank flooring is found in the recreation room; upgraded carpet is found in the lower level bedroom and in the gym/media room

## Luxury Features Throughout The Home Include...

- ◎ **Millwork, Trim and Doors** – oversized millwork including crown molding, window and door casings and base trim is found throughout the home; all interior doors are two-panel with a solid core
  - ◎ **Lighting** – the generous lighting package includes recessed and decorative fixtures
  - ◎ **Home Automation** – the home is pre-wired for television and has multiple USB outlets
  - ◎ **Home Safety** – a fire suppression sprinkler system offers peace of mind
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# Distinctive Exterior Features Include...

## Architectural Style

- ◎ **Modern Farmhouse** – this much-adored architectural style has:
  - board and batten concrete lap siding with decorative vent
  - board and batten shutters
  - stone veneer front to grade
  - stone veneer front stoop with flagstone pavers and stone risers
  - long lasting exterior trim
  - 30-year architectural grade roof shingles
  - insulated windows with integral grills



# Distinctive Exterior Features (continued)...

## Other Exterior Features

- ◎ **Foundation** – the poured concrete foundation is durable and strong
  - ◎ **Front Porch** – the lovely farmhouse-style front porch is made of flagstone
  - ◎ **Rear Patio** – the rear flagstone patio offers a generously sized outdoor living area that's perfect for entertaining
  - ◎ **Walkway and Driveway** – the walkway is made of flagstone, and the driveway is made of poured concrete with a brushed finish
  - ◎ **Exterior Lighting and Plumbing** – the home features front and rear electrical outlets and hose bibs as well as rear floodlights
  - ◎ **Landscaping** – a professional landscaping package offers the perfect finishing touch to this beautiful home
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# Green/Eco-Friendly Features Include...

## Energy Efficiency and Comfort Throughout

- ⊙ **Windows** – EnergyStar low-E argon filled insulated windows
- ⊙ **Doors** – energy efficient features include:
  - solid wood front door with insulated glass
  - EnergyStar rated rear sliding door
  - insulated metal garage door
- ⊙ **Lighting** – LED lighting and air-sealed recessed lighting housings
- ⊙ **Hot Water Heater** – 75-gallon gas hot water heater
- ⊙ **HVAC System** – EnergyStar high-efficiency 2-zone heating and central air conditioning; sealed air ducts
- ⊙ **Walls** – green/eco-friendly features include:
  - continuous impervious whole-house wrap
  - energy efficient 2 x 6-foot exterior walls
  - moisture resistant drywall in all bathrooms and in the laundry room

# Green/Eco-Friendly Features (continued)...

## Energy Efficiency and Comfort Throughout

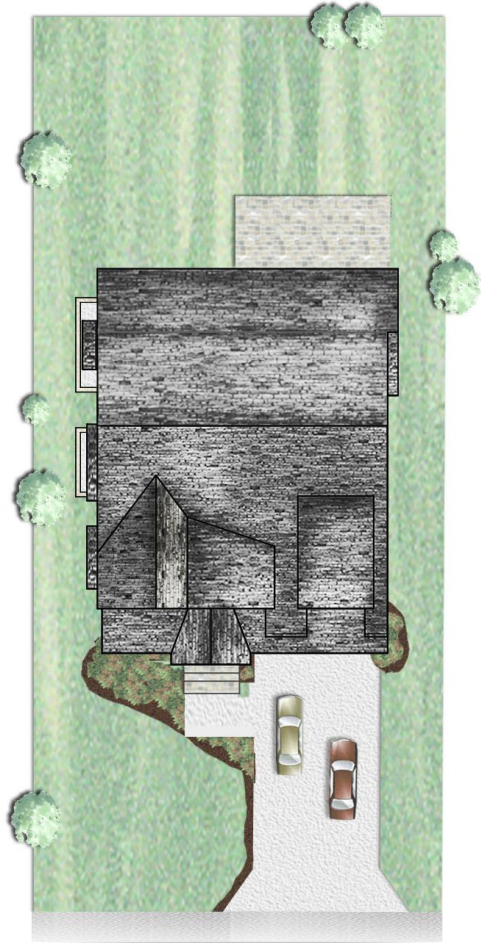
- ◎ **Insulation** – various types of insulation include:
  - R-49 blown-in fiberglass insulation in attic areas
  - R-20 insulation in exterior wood frame walls
  - R-11 insulation in unfinished basement areas against concrete walls
  - R-13 insulation in finished basement areas
  - R-30 insulation in all overhangs and garage ceilings under living areas
  - Nominal 1" R-6.5 closed cell foam insulation on garage ceiling and in bandboards prior to fiberglass insulation
  - Foam insulation in window frames and any penetrations

# Customer Service Coverage Includes...

## Warranty and Inspections

- ⦿ **Builder's Warranty** – at Meridian Homes, we stand behind our work
- ⦿ **Pre-Settlement Inspection** – before you move in, our homes are quality-inspected
- ⦿ **11-Month Inspection** – after you've lived in your home for a period of time, we return to make a final inspection

Prices and standard features subject to change without notice.



**5704 WYNGATE DRIVE**

BETHESDA MARYLAND 20817

Lot Size 6,900 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](#)

\*The school information above is not guaranteed as boundaries can change.

Please check with [MCPS](#) to confirm all school assignments.



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[www.meridianhomesinc.com](http://www.meridianhomesinc.com)

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