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**We are proud to present**

**10225 Farnham Drive  
Bethesda, Maryland 20814**

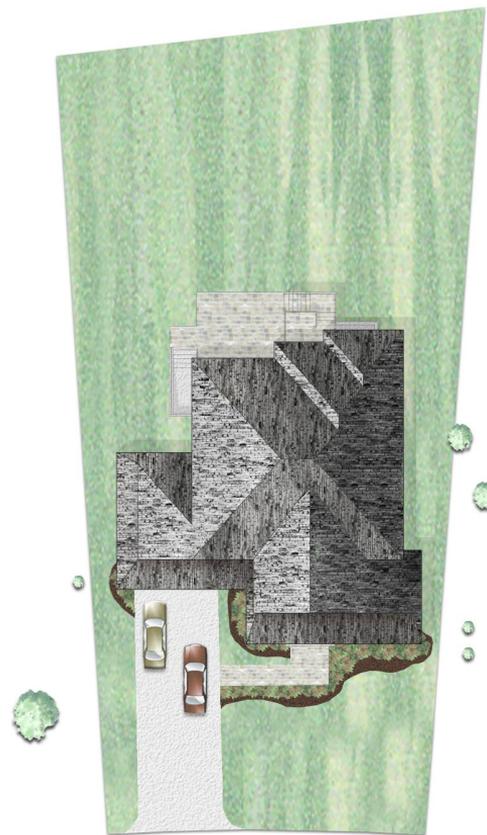
January 2026

## Modern Craftsman–Style New Home

*5 Bedrooms, 4.5 Baths, 5,676 Square Feet  
On 3 Finished Levels*

**AVAILABLE FOR SALE NOW**

Construction on this thoughtfully designed Modern Craftsman–style home is scheduled to begin in early 2026. To receive full details or to secure this exceptional opportunity, please [contact us](#) directly.

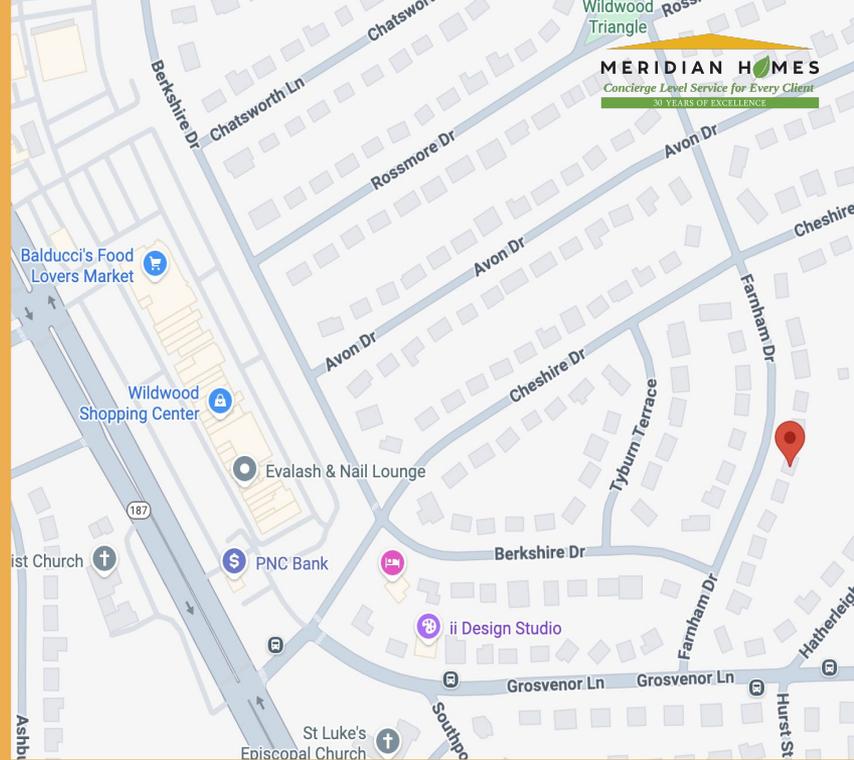


# Prime Location

## *A Sought-After Bethesda Setting*

10225 Farnham Drive is located within the highly regarded Walter Johnson school district. Set on a gently sloping 12,194 square-foot lot — exceptionally large for the neighborhood — the property offers an uncommon sense of privacy paired with generous outdoor space.

Located just one block from Wildwood Shopping Center, the home is within minutes from shopping, dining, and everyday amenities. The property is also close to the Grosvenor–Strathmore Metro Station, providing convenient transit into Washington, DC. Direct access to I-495 and I-270 further supports easy commuting throughout the region, while downtown Bethesda and leading public and private schools are nearby.



# EXTERIOR

## *Architectural Detail & Craftsmanship*

This Modern Craftsman-style home blends timeless architectural character with durable, high-quality materials. Exterior details include a covered flagstone front porch, shingle siding, and lap siding, creating refined, enduring curb appeal. At the rear of the home, two private flagstone patios on the upper and lower levels provide inviting outdoor spaces ideal for dining, relaxing, and entertaining within a quiet, landscaped setting.



# Exterior Features

## Architectural Details

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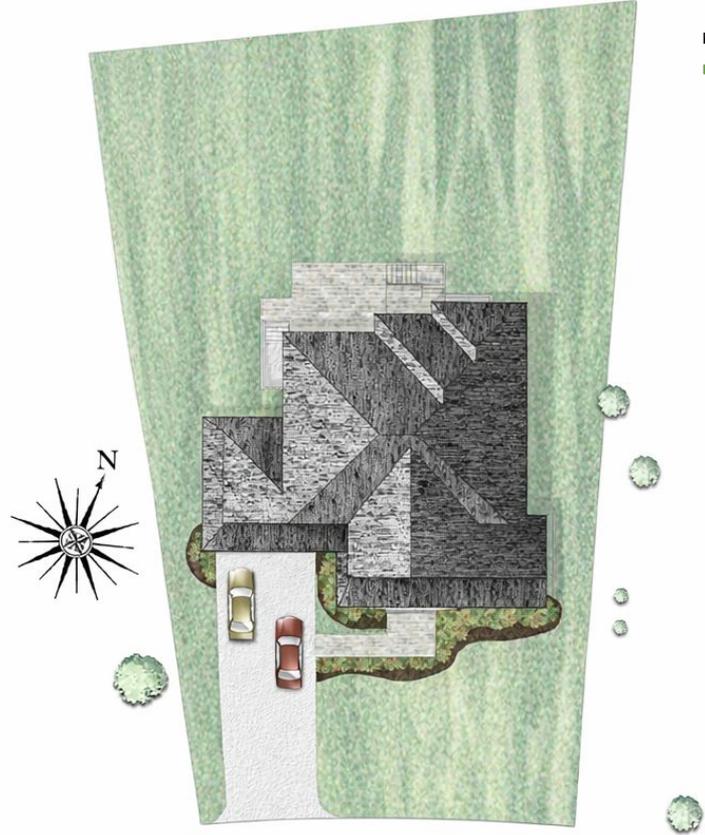
- Striking Modern Craftsman-Style architecture with balanced rooflines and refined exterior detailing
- Durable lap and shake siding with architectural-grade roof shingles
- Energy-efficient insulated windows with divided-light styling
- Elegant oversized covered flagstone front porch with flagstone lead-walk
- Poured concrete driveway with ample parking
- Professionally designed landscaping for four-season appeal
- Lot offers excellent natural light and privacy
- Multiple outdoor living spaces including:
  - Upper flagstone rear patio (main level)
  - Lower flagstone rear patio (lower level)

# SITE & PROPERTY

## *A Rare Lot Paired With A Thoughtful Floor Plan*

Set on a 12,194 square-foot lot, the home enjoys open views and a more secluded feel than typically found in the surrounding neighborhood. The floor plan is intentionally designed to align the main living areas with the patios and surrounding landscape, allowing the home to take full advantage of its setting while maintaining privacy.

# Site Plan



**10255 FARNHAM DRIVE**  
BETHESDA, MARYLAND 20814  
LOT SIZE: 12,195 SQUARE FEET

# Site & Property Features



## Lot Size & Orientation

- 
- Premium 12,194 square-foot lot
  - Home orientation maximizes privacy and natural light
  - Combination of front porch, upper patio, and lower patio provides layered outdoor living

# MAIN LEVEL

## *Refined Living & Effortless Entertaining*

A welcoming, covered flagstone porch leads to a spacious foyer that immediately sets a warm, inviting tone. A private office at the front of the home offers an ideal setting for remote work or daily organization. The formal dining room flows seamlessly into the kitchen, creating an easy and elegant environment for entertaining. A powder room just off the foyer provides guest convenience while maintaining privacy, and the carefully placed staircase preserves a clean, uncluttered aesthetic throughout the main level.

At the heart of the home, the kitchen, breakfast area, and family room come together in a bright, open-concept layout designed for both daily life and entertaining. Expansive windows and an oversized sliding glass door fill the space with natural light, enhancing the open, airy feel of the main living areas. The chef's kitchen is centered around a generous island and walk-in pantry, while the breakfast area opens directly to the upper flagstone patio, extending the living space outdoors.

Just beyond the kitchen, the family room offers a comfortable yet refined setting well suited for relaxed evenings or larger gatherings. Thoughtfully proportioned and oriented to capture views of the backyard, the space connects naturally to the kitchen and breakfast area, reinforcing the home's easy, intuitive flow between spaces.

Nearby, an integrated mudroom features built-in lockers, a walk-in closet, and space to accommodate an additional full-size refrigerator. With direct access from the two-car garage, this well-planned space delivers practical, day-to-day functionality while remaining discreetly incorporated into the home's overall design.

# Main Level Plan



# Main Level Features

## Foyer & Circulation

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- Covered flagstone porch opens to a welcoming foyer
  - Tucked-away central staircase with a quiet presence and strong architectural detailing
- 

## Gourmet Kitchen

- Oversized island with seating for gatherings and prep
  - Premium cabinetry with soft-close hardware
  - Expansive quartz countertops
  - High-performance appliance layout with ample workspace
  - Large walk-in pantry ideal for storage of food, small appliances, and other items
  - Seamless flow to breakfast area and formal dining room
- 

## Breakfast Area

- Spacious dining area with oversized sliding door that offers access to the upper flagstone patio, the perfect place for grilling or outdoor entertaining
- Natural hub between kitchen and family room

# Main Level Features

## MH Family Room

- 
- Substantial 18'4" × 19'5" open living space
  - Large rear windows for abundant natural light
  - Linear electric fireplace with shiplap surround
  - Drywall wrapped linear modern coffered ceiling
  - Flexible layout for everyday living and entertaining

## MH Dining Room

- 
- 15' × 11'5" formal dining space
  - Positioned for entertaining with ease and seamless kitchen access

## MH Office

- 
- Private 13' × 11' front office with porch views
  - Ideal for remote work, library, or formal study

# Main Level Features

## Powder Room

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- Centrally located, yet away from main living areas for privacy and convenience

## Mudroom & Family Entry

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- Built-in lockers for storage
- Oversized walk-in closet
- Access to roomy 2-car garage

# UPPER LEVEL

## *Private Retreats & Flexible Space*

The upper level is designed to provide comfort and privacy away from the main living areas. The owner's suite includes two walk-in closets and a well-appointed, spa-inspired bath. Three additional bedrooms — each with its own walk-in closet — offer inviting accommodations for family or guests, served by two well-appointed full bathrooms. A centrally located flex area provides space for a lounge or study, while a dedicated laundry room adds day-to-day convenience.

# Upper Level Plan



# Upper Level Features

## Owner's Suite Retreat

- 
- Expansive 18' × 16' owner's bedroom
  - Tray ceiling for architectural detail
  - Dual walk-in closets with custom built ins
  - Spa-inspired owner's bath offering:
    - Freestanding soaking tub
    - Oversized shower with built-in bench
    - Dual vanities
    - Private water closet
    - Designer tile finishes
- 

## Secondary Bedrooms & Bathrooms

- 
- Bedroom #2: 14'1" × 11' with walk-in closet (shared bath)
  - Bedroom #3: 13'1" × 13' with walk-in closet (shared bath)
  - Bedroom #4: 12'4" × 12' with walk-in closet (private bath)
  - Convenient and beautifully appointed secondary baths

# Upper Level Features

## Family Flex Space

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- Centrally located loft ideal for lounge, homework space, or play area
  - Tray ceiling for architectural detail
- 

## Laundry Room

- Bedroom-level laundry with cabinetry for storage
- Laundry sink and plenty of countertop space
- Sound-attenuation measures taken in this room

# LOWER LEVEL

## *Versatile Living Space & Guest Comfort*

The lower level expands the home's living area with a spacious recreation room offering direct access to the lower flagstone patio and backyard. The gentle slope of the lot allows for increased natural light and an easy connection to the outdoors. A private fifth bedroom with a walk-in closet and adjacent full bath provides comfortable guest accommodations. An additional room offers flexibility for a home gym, media room, or hobby space. Finished storage and mechanical areas are thoughtfully planned to support organization and long-term functionality.

# Lower Level Plan



# Lower Level Features

## Recreation Room

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- Expansive 28'5" × 18'6" entertainment space, perfect for media, billiards, gaming, or multipurpose living
- Windows and sliding door ensure natural light in lower level
- Walk-in game closet

## Guest / Au Pair Suite

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- Bedroom #5: 11'2" × 13'6" with walk-in closet
- Adjacent full bath for privacy and comfort

## Exercise / Media Room

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- 15' × 11'10" space for gym, theater, studio, or flexible use

# Lower Level Features

## Finished Storage & Mechanical Rooms

- 
- Multiple dedicated storage zones
  - Organized mechanical area for home systems

## Lower-Level Outdoor Living

- 
- Walk-out to an areaway accessing the lower flagstone patio, extending entertainment and relaxation spaces

# WHOLE-HOME DETAILS

*Quality, Comfort & Performance*

Premium materials and systems are integrated throughout the home to support comfort, efficiency, and long-term value. Highlights include wide-plank hardwood flooring, refined millwork, solid-core interior doors, designer lighting, smart home pre-wiring, and a high-performance HVAC system. Advanced insulation and energy-efficient construction further enhance durability, quiet operation, and overall day-to-day livability.

# Premium Whole-Home Features

## Flooring & Millwork

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- Wide-plank solid hardwood flooring throughout main and upper levels
  - Contemporary oak slab stair treads
  - Sleek oak handrails and newels with satin black metal balusters
  - Oversized millwork: enlarged baseboards, casings, and premium trim profiles
  - Solid-core interior doors for enhanced durability and quiet performance
- 

## Lighting & Electrical

- Designer-selected decorative fixtures and extensive recessed lighting package
- LED energy-efficient lighting throughout
- Air-sealed recessed housings for improved energy performance
- Smart home pre-wiring for TVs, data, and multiple USB outlets

# Premium Whole-Home Features

## Climate, Comfort & Energy Efficiency

- 
- High-performance EnergyStar HVAC with two-zone heat pump system
  - Sealed air ducts for improved comfort and efficiency
  - Hybrid electric heat pump 80-gallon water heater
  - Energy-efficient windows and insulated exterior doors
  - Advanced building envelope including:
    - Continuous air/water barrier
    - 2" × 6" exterior wall construction
    - Moisture-resistant drywall in baths & laundry

# Premium Whole-Home Features

## Superior Insulation Package

- 
- R-60 blown in attic
  - R-30 open cell foam in garage ceiling
  - R-19 open cell foam in band board
  - R-19 insulated exterior walls
  - R-13 insulated finished basement walls
  - R-11 insulation in unfinished basement mechanical room
  - R-30 insulation at overhangs
  - Full perimeter foam air-sealing around penetrations & window frames

# Premium Whole-Home Features

## Garage & Vehicle Convenience

- 
- Oversized 2-car garage
  - Pre-wired dedicated EV charger circuit

## Safety & Peace of Mind

- 
- Full-home fire suppression sprinkler system
  - Code-plus construction and energy performance details

# Montgomery County Public School Assignments



**Ashburton 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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