



Spring Valley Serenity

"A Provincial Estate Property with the Finest Modern Day Amenities"



487I Glenbrook Road, N.W. Washington, D.C.

This unique Estate Property is a home of distinction being developed, designed, and built by Chryssa Wolfe with Hanlon Design Build. The house, a presidential colonial with strong influences from the federal style of architecture, served as the former United States home of the Croatian Embassy. The property has a prestigious address on Glenbrook Road in Spring Valley and is adjacent to some of Washington, D.C.'s finest homes. This stately but stylish home incorporates state of the art "green" technology and 7000+ square feet of opulent living space. This property offers a magnificent street presence highlighted by a grand stone entrance, decorative columns and wrought iron railings on the tiered porches. The stone and stucco colonial has a spectacular terraced rear yard with an outdoor fireplace, pergola, and a custom in-ground pool as well as extensive landscaping. The serenity of the rear yard acts as an oasis of tranquility despite its prime urban location near American University. High end finishes and ecofriendly materials are evident throughout the interior and the exterior of this fine home. The interior features extensive custom millwork, fine cabinetry, exotic stone countertops, state of the art mechanical systems, high performance appliances and much more. Impeccable workmanship, attention to detail and superior design distinguish this home.

Federal Tax Credits

The person who purchases this home will qualify for substantial tax credits via the American Recovery and Reinvestment Act.

Tax Credit: 30% of cost with no upper limit

Expires: December 31, 2016

Details: Existing homes & new construction qualify. Both principal residences and second homes qualify. Rentals do not qualify.

The cost for labor and material on the qualifying Geothermal Heat Pump system for each home will be nearly \$100,000. Hence, the

future homeowner will qualify for a tax credit of approximately \$30,000. This is a tax credit not a deduction.

Cutting edge building technology resonate throughout the interior and exterior of this fine home.

Extraordinarily efficient, state of the art geothermal heating and cooling systems.

Domestic hot water is preheated by geothermal desuperheater.

Advanced insulation methods include the use of open and closed cell foam technologies providing an air tight and super energy efficient building envelope.

Reflective insulation in attic drastically decreases the solar energy into attic.

Sustainability and durability are recurring themes of the home's exterior with a Majestic™ slate roof, High performance wood windows and doors by Windsor™ with aluminum cladding, and real stone veneer and cement-based stucco walls. The home's exterior is designed to last a lifetime with minimal maintenance.

High voltage outlet located in garages for electric car charging.

Superior indoor air quality provided by high efficiency Energy Recovery Ventilator (ERV) and electrostatic and media air filtration.

Energy Star™, LV and LED lighting.

"Smart" technology provides automated and internet control of house systems.

This extraordinary property artfully integrates the seemingly opposing principles of luxury and conservation. An ideal home for an embassy or those who love to entertain!

Call today to view this innovative and unique estate property. No equivalent property exists on the DC market today. Maximize savings \$\$\$ by securing pre-listing pricing.