

\$1,149,900 - 9441 Holbrook, POTOMAC

MLS® #MDMC2192926

\$1,149,900

5 Bedroom, 3.50 Bathroom, 3,315 sqft

Residential on 0.35 Acres

TIMBERWOOD OF POTOMAC, POTOMAC,
MD

Welcome to 9441 Holbrook Lane, an extraordinary home offering the perfect blend of space, style, and privacy in one of Potomac's most desirable locations. Nestled on a quiet, tree-lined street and backing to serene, protected woods, this 5-bedroom, 3.5-bath residence has been thoughtfully updated and expanded to meet the needs of modern living, while maintaining timeless charm and warmth. Step inside to freshly painted interiors and beautifully refinished hardwood floors that flow throughout the main level. Brand-new recessed lighting pairs with extra-large windows and a sprawling open-concept addition to set the stage for a bright and welcoming atmosphere. The heart of the home is the expansive kitchen and living area, where soaring ceilings and skylights fill the space with natural light. The kitchen features durable tile flooring, complementing the warm tones and airy layout. Oversized windows wrap around the home, offering panoramic views of the surrounding trees and allowing sunlight to flood every room. Whether entertaining a crowd or enjoying a quiet night in, this thoughtfully designed space is both functional and inspiring. A rare main-level bedroom offers incredible flexibility—perfect for guests, multigenerational living, or a home office. Upstairs, spacious bedrooms provide comfort and privacy, while a tastefully updated primary bathroom adds a touch of luxury. Outside, a



generous deck off the main level is the perfect spot for morning coffee or evening dining, surrounded by complete privacy and the natural beauty of mature woodlands. The fully finished walkout basement expands the home even further, featuring two additional bedrooms, a dedicated office space, and a full bathroom—ideal for guests or extended family. The lower level has been updated with brand-new luxury vinyl plank flooring, adding both style and durability. Large glass sliding doors open to the rear of the home, providing easy access to the backyard and creating a seamless indoor-outdoor connection. Whether you’re working from home, hosting guests, or simply enjoying the tranquil setting, this lower level adds incredible value and livability. With its cedar shake roof, expansive layout, abundant natural light, and unmatched privacy, this is a rare opportunity to own a move-in-ready home in a peaceful, wooded setting just minutes from all the conveniences of Potomac Village. This is more than a home—it’s a private retreat!

Built in 1975

Essential Information

MLS® #	MDMC2192926
Price	\$1,149,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,315
Acres	0.35
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active Under Contract

Community Information

Address	9441 Holbrook
Subdivision	TIMBERWOOD OF POTOMAC
City	POTOMAC
County	MONTGOMERY-MD
State	MD
Zip Code	20854

Amenities

Amenities	Shades/Blinds, Entry Lvl BR, Master Bath(s), Wood Floors
Utilities	Cable TV Available
View	Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Humidifier, Oven/Range-Electric, Range hood, Refrigerator, Washer, Stove
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Outside Entrance, Full, Fully Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors
# of Stories	3
Stories	3

Exterior

Exterior	Frame
Exterior Features	Deck(s)
Lot Description	Backs to Trees, Cul-de-sac, Trees/Wooded
Windows	Double Pane, Screens, Skylights
Roof	Shake
Foundation	Slab

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	August 7th, 2025
Days on Market	55
Zoning	R200

Listing Details

Listing Office	RE/MAX Realty Centre, Inc.
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Listing information last updated on October 20th, 2025 at 5:30pm EDT