

\$2,299,999 - 12713 Greenbriar Rd, POTOMAC

MLS® #MDMC2195060

\$2,299,999

9 Bedroom, 7.50 Bathroom, 9,856 sqft

Residential on 2.00 Acres

PALATINE, POTOMAC, MD

Welcome to 12713 Greenbriar Road in Potomac, MD! This exquisite 9 bedroom, 6 full and 3 half baths residence offers exceptional comfort, timeless elegance, and resort-style amenities, all on a private 2 acre parcel. As you enter the home, your eyes will be immediately drawn to the high ceilings in the foyer and all the natural light from the large windows in your two story family room. The main level also features a spacious primary suite with an attached office, your primary bathroom with a double sided fireplace and a spacious walk-in closet. The primary suite also has your own private entrance to the back porch. The main level also features a formal dining room, a breakfast area, an incredible sun room with backyard views of the pool, a spacious kitchen with a large island, a large pantry and mud room, a wet bar, butler's pantry and 2 half bathrooms and an over-sized 4 car garage! Upstairs, you'll find six large bedrooms, two with en-suite baths and the other four all have direct access to bathrooms. The walkup lower level is designed for both recreation and relaxation, offering a spacious entertainment area with a gas fireplace, a wet bar, a gym, a theater room, 2 additional spacious bedrooms, another full and half bath, and a large storage area. Outdoors, enjoy a sparkling built-in pool with re-tractable summer cover and a stone patio – perfect for entertaining on late summer evenings. The roof is roughly 6 years old and one of the HVAC's was replaced in 2024. There is also a



radon remediation system and a generator.
This home seamlessly blends luxury, functionality, and stunning scenery”in the top rated Churchill High School District and just minutes from Potomac Village. Welcome home!

Built in 1999

Essential Information

MLS® #	MDMC2195060
Price	\$2,299,999
Bedrooms	9
Bathrooms	7.50
Full Baths	6
Half Baths	3
Square Footage	9,856
Acres	2.00
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	12713 Greenbriar Rd
Subdivision	PALATINE
City	POTOMAC
County	MONTGOMERY-MD
State	MD
Zip Code	20854

Amenities

Amenities	Bar, Soaking Tub, Carpet, CeilingFan(s), Central Vacuum, Curved Staircase, Crown Molding, Entry Lvl BR, Formal/Separate Dining Room, Laundry Chute, Pantry, Master Bath(s), Recessed Lighting, Sound System, Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Shades/Blinds, Wood Floors
# of Garages	4

Garages	Garage - Side Entry, Garage Door Opener, Inside Access
Has Pool	Yes
Pool	Concrete, Pool (In-Ground)

Interior

Appliances	Built-In Microwave, Central Vacuum, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Oven-Double, Oven-Wall, Range hood, Refrigerator, Six burner stove, Stainless Steel Appliances, Stove, Washer, Water Heater
Heating	Central, Forced Air, Zoned
Cooling	Central A/C, Ceiling Fan(s), Wall Unit, Zoned
Has Basement	Yes
Basement	Daylight, Partial, Full, Heated, Improved, Interior Access, Outside Entrance, Space For Rooms, Windows
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Vinyl Siding
Exterior Features	Patio, Fenced-Rear, Aluminum, Concrete, Pool (In-Ground)
Lot Description	Backs to Trees
Foundation	Slab

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
Elementary	POTOMAC
Middle	HERBERT HOOVER
High	WINSTON CHURCHILL

Additional Information

Date Listed	September 25th, 2025
Days on Market	7
Zoning	RE2

Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on October 19th, 2025 at 11:30am EDT