

\$1,850,000 - 12321 Greenbriar Branch Dr, POTOMAC

MLS® #MDMC2202496

\$1,850,000

5 Bedroom, 5.00 Bathroom, 5,967 sqft
Residential on 0.29 Acres

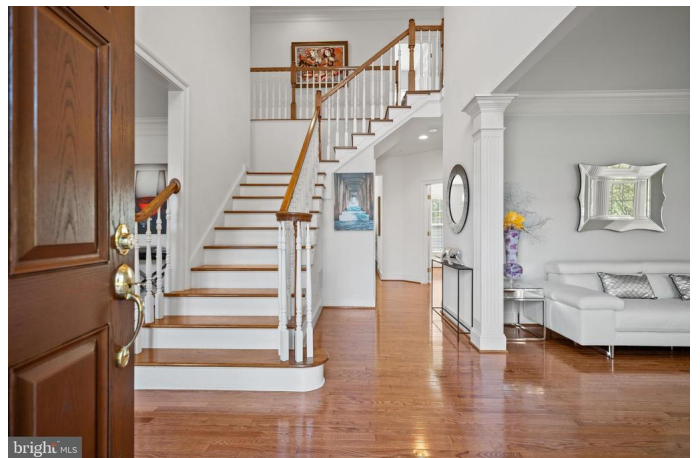
NONE AVAILABLE, POTOMAC, MD

By appointment ONLY.

****Unparalleled Luxury in the Exclusive
Greenbriar Preserve****

Presenting a luxury five-bedroom, five-and-a-half-bathroom, 2007 NVR-built home in the prestigious Greenbriar Preserve. This meticulously maintained residence claims a coveted plot on the tranquil cul-de-sac, boasting a serene backdrop that extends to conservation land. Spanning about 6,000 square feet on three levels, it features a state-of-the-art home system with comprehensive security technology, temperature control, garage automation, and video/audio surveillance. The interior design includes a grand two-story foyer, two elegant fireplaces, an office, a gourmet kitchen featuring exquisite cherry cabinetry, a sunroom, a spacious primary suite with a sitting room, a two-car garage, a fully finished walk-out basement, and a picturesque wooded backyard.

For uninterrupted power, the home is equipped with a 20KW whole house standby power generator. Additionally, the property enjoys exceptional privacy, conveniently located within the Churchill High School cluster. This exceptional property is a must-see for



those seeking unparalleled luxury and tranquility.

Built in 2007

Essential Information

MLS® #	MDMC2202496
Price	\$1,850,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	5,967
Acres	0.29
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	12321 Greenbriar Branch Dr
Subdivision	NONE AVAILABLE
City	POTOMAC
County	MONTGOMERY-MD
State	MD
Zip Code	20854

Amenities

Amenities	CeilingFan(s), Shades/Blinds, Walk-in Closet(s), Master Bath(s), Upgraded Countertops
Utilities	Cable TV
# of Garages	2
Garages	Other

Interior

Appliances	Dryer, Dishwasher, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Washer
Heating	Central, Energy Star Heating System
Cooling	Central A/C, Heat Pump(s)

Has Basement	Yes
Basement	Fully Finished
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Equipment
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Vinyl Siding
Exterior Features	Porch(es)
Lot Description	Cul-de-sac, Private
Roof	Asphalt, Shingle
Foundation	Other

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 2nd, 2025
Days on Market	20
Zoning	R

Listing Details

Listing Office	Blue Valley Real Estate
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Listing information last updated on October 21st, 2025 at 2:15am EDT