

## Grosvenor Heights

EYA



Bethesda, MD



Feb 2018



Featured name

### **Unique Mix of Alley- and Front-Load Townhomes Appeals to Diverse Buyers and Maximizes Views**

- **Mix of alley- and front-loading plans make best use of the site and its assets.** EYA strategically integrated front-loading homes bordering the open space to enhance views and create a seamless connection to the surrounding woods.
- **Contemporary elevations** integrate big windows, natural materials, and warm

colors.

- **Large rooftop decks** take advantage of views and offer great upgrades like a wet bar, gas fireplace, or retractable awning.

## PRODUCT TYPE

Townhome

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### PRICE AS OF...

\$1100000.00/ starting at

### SQUARE FOOTAGE (MIN)

2523.00

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### DENSITY

12.00

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### SALES START DATE

Pre-construction sales began February 2015

### TOTAL HOMES

142

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### SALES AS OF

98 as of February 2018

### HOA

\$180 per month

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### TARGET MARKET

While the product is targeting a wide range of buyers, the community strongly appeals to downsizing empty nesters

### UNIQUE SELLING POSITION

This suburban community has a mix of townhomes, including one affordable, two with optional elevators, and two that are higher end and include the elevators.

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## Consultants

### BUILDERS

#### EYA

<https://www.eya.com/>

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## ARCHITECTS

### KTGY

<http://ktgy.com/>

### Lessard Design

<http://www.lessarddesign.com/>

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## INTERIOR DESIGNERS

### Carlyn & Co Interior Design

<http://www.carlynco.com/>

### Erica Burns Interiors

<https://www.ericaburns.com/>

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## LANDSCAPE ARCHITECTS

### Studio39

<http://www.studio39.com/>

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## Location

*5315 Merriam St.*

**Phone number** *(301) 812-4706*

**State** *Maryland*

**City** *Bethesda*

**Zip Code** *20814*

*39.021047, -77.107667*