

\$24,900,000 - 11900 River Rd, Potomac

MLS® #MDMC2125248

\$24,900,000

5 Bedroom, 9.00 Bathroom, 25,119 sqft
Residential on 13.50 Acres

POTOMAC, Potomac, MD

****\$5,000,000 Price adjustment**** Tucked discreetly behind an arched gate and approached by a half-mile avenue of trees, this 13.5 acre estate perfectly embodies the grandeur of French Chateau living. A masterful collaboration between architect John Ike, designer Geoffrey Bradfield & the unparalleled construction of Horizon Builders, the main house sits on a knoll with unobstructed views of the Potomac River and protected parkland on either side.

Wrapped in limestone and crowned with a slate Mansard roof, the primary residence features every hallmark of that iconic style; elegant and polished, but one that never competes with its breathtaking setting. Adorned with window boxes and decorative shutters, the timeless facade opens via custom wrought iron doors to a 25,000 sq foot interior where panoramic views are integrated into its soul. Simply stunning, the entry vestibule adjoins a reception hall with dramatic coffered ceilings, a 24-foot limestone fireplace, and a grand staircase. Floor-to-ceiling window expanses and multiple doors open to covered terraces and balconies that celebrate the surroundings. Lavish applications of glossy and honed marble, rich mahogany, thick, intricate moldings, and imported stone offer a glimpse of the detailing that went into the design and craftsmanship. At every turn, the water views effortlessly influence the design, while the elegant, understated palette provides



the perfect backdrop for art and furnishings from antique to modern.

The primary residence is arranged over 4 levels that includes entertainment-sized reception rooms, a commercial-grade chef's kitchen, main-level library, & an octagonal conservatory. The walk-out lower level is incredible, featuring a clubroom w/ a magnificent bar, a theater, & an amazing wine cellar that rivals those of the finest restaurants.

An elevator accesses every floor. The main house also allows for the comfort and private enjoyment of the residents: with an intimate breakfast room overlooking the water, 4 luxuriously appointed upper-level bedroom suites, a custom playroom, and a heated pool and loggia. With sweeping views of the Potomac, the owner's suite features 2 full baths, expansive automated dressing rooms, a built-in watch winder, & personal grooming station. The primary suite adjoins an executive-size home library, w/ a substantial marble fireplace & a surround of mahogany built-ins.

Comprising more than 40,000 square feet of living space, the compound includes two additional buildings that were crafted with the same meticulous attention to detail. A thoughtfully designed 3-level guesthouse with 11 garage bays presents the ultimate flexibility for the new owner; a showroom-style space for automobiles that effortlessly transforms into one that can host the most glamorous black-tie gala. and houses a catering kitchen. The upper level of the guesthouse offers a spacious gathering room w/ fireplace, 2 ensuite bedrooms, kitchen and powder room. A 4,500 square foot staff house is located at the entry to the compound & offers living space, multiple offices for property management & garages for the grounds equipment.

Every consideration for privacy, security and luxury has been incorporated into the infrastructure of this estate; there are walk-in refrigerators & freezers, reverse osmosis water systems, even smoke-eaters for the cigar aficionado. Generators protect all 3 structures, & in the event of winter weather, automated heating systems at the front steps & cobblestone garage court prevent snow/ice accumulation. All this convenient to the nation's capital, 2 airports & less than 1.5 miles from Potomac Village. The transfer of title of this magnificent property doesn't just extend to its new owner but will have an immeasurable impact far outside its gates; the proceeds from the sale will be donated directly to the research and work of The American Cancer Society. The Estate at River's Edge is truly like no other.

Built in 2004

Essential Information

MLS® #	MDMC2125248
Price	\$24,900,000
Bedrooms	5
Bathrooms	9.00
Full Baths	6
Half Baths	6
Square Footage	25,119
Acres	13.50
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	French
Status	Active

Community Information

Address	11900 River Rd
Subdivision	POTOMAC

City	Potomac
County	MONTGOMERY-MD
State	MD
Zip Code	20854

Amenities

Amenities	Curved Staircase, Elevator, Built-Ins, Butlers Pantry, Carpet, Bar, Spiral Staircase, Additional Stairway, Cedar Closet(s), Crown Molding, Double/Dual Staircase, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Soaking Tub, Skylight(s), Store/Office, Stall Shower, Studio, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Wpool Jets, Shades/Blinds, Wine Storage, Wood Floors
Parking	Electric Vehicle Charging Station(s), Heated, Paved Driveway
# of Garages	14
Garages	Inside Access, Oversized, Garage - Side Entry
View	Garden/Lawn, Trees/Woods, River
Is Waterfront	Yes
Waterfront	River
Has Pool	Yes
Pool	Heated, Pool (In-Ground), Negative Edge/Infinity

Interior

Interior Features	Efficiency
Appliances	Stainless Steel Appliances, Built-In Microwave, Built-In Range, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Extra Refrg/Frz, Icemaker, Intercom, Microwave, Oven-Double, Oven-Wall, Range hood, Refrigerator, Six burner stove, Stove, Washer
Heating	Forced Air
Cooling	Central A/C, Geothermal
Has Basement	Yes
Basement	Connecting Stairway, Daylight, Full, Rear Entrance, Windows
Fireplace	Yes
# of Fireplaces	9
Fireplaces	Gas/Propane
# of Stories	4
Stories	4

Exterior

Exterior	Stone, Stucco
Exterior Features	BBQ Grill, Sport Court, Chimney Cap(s), Extensive Hardscape, Hot Tub,

	Play Area, Water Falls, Balcony, Patio, Balconies-Multiple, Deck(s), Porch(es), Terrace, Fenced-Fully, Pool (In-Ground)
Lot Description	Additional Lot(s), Adjoins - Open Space, Front Yard, Landscaping, Private, Lot Premium, Rear Yard, Partly Wooded
Windows	Bay/Bow, Casement, Double Hung, Skylights
Foundation	Slab
Other Structures	2nd Garage, 2nd House, Pool Equipment Shed, Guest House

School Information

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

Additional Information

Date Listed	May 9th, 2024
Days on Market	536
Zoning	RE2

Listing Details

Listing Office	Compass
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Listing information last updated on October 26th, 2025 at 3:15pm EDT