

# Stuart & Maury, Inc.

presents for sale

## 5106 Nahant Street

BETHESDA, MD 20816



*The attractive colonial home pictured above benefits from being located on a low-traffic street in the highly desirable neighborhood of Sumner. This community of stately homes on tree-lined streets, just off Massachusetts Avenue, is positioned as the neighborhood closest to downtown Washington (about one mile from the DC line) assigned to Walt Whitman High School. The tranquility of its suburban setting belies the convenience of nearby shopping and the short drive to the bustling activity of downtown Bethesda and/or Friendship Heights. The house is only about three blocks away from the popular Crescent Trail which is used by many people for hiking and biking from Bethesda to Georgetown.*

*The house itself has been expanded and redesigned to offer the combination of features that so many people hope to find in their next home. Now a center hall colonial, the improved first floor plan includes a huge new kitchen with granite counters and modern amenities adjacent to a gracious family room. The renovation also provided a bright first floor laundry room and plenty of closet storage. The second floor is highlighted by the new master suite which has a spacious, tray ceiling bedroom, two walk-in closets and a luxurious master bathroom. There is another sizable bedroom with an en-suite bath and two more bedrooms that share the hall bath, for a total of four bedrooms and three baths upstairs. There is a finished recreation room downstairs along with a two-car garage. A recent improvement is the addition of beautiful oak hardwood flooring in the family room and the master suite. A home that has been modernized like this one, in an established neighborhood of this stature is a rare and valuable opportunity. Enjoy your visit and thank you for your interest.*

<b>Price:</b>	\$1,265,000	<b>Lot Size:</b>	7,700 sq. ft.
<b>Legal:</b>	Lot 12 Block 12, Sumner	<b>Age:</b>	Built in 1953
<b>Taxes:</b>	\$11,948	<b>Possession:</b>	Flexible in July

*Real property tax and other non-tax charges that a new owner will pay during the first full fiscal year of ownership are estimated to be \$11,948.*

**Schools:** Woodacres Elementary, Thomas Pyle Middle, Walt Whitman High  
(Confirm with MCPS at 240-314-4710)

*Represented by*

**ROBERT JENETS**  
Vice President & Associate Broker  
301-257-3200

You can take a "virtual tour" of this fine home at my website:  
[www.robertjenets.com](http://www.robertjenets.com)



## FIRST LEVEL

- Entry foyer with crown molding, a coat closet, and hardwood flooring
- Living room (14' x 12') with wood-burning fireplace, traditional wood mantel, crown molding, and hardwood flooring
- Dining room (13' x 11') with crown molding, brass chandelier, two charming corner cabinets, and hardwood flooring
- Kitchen (19' x 16') with abundant dark cherry cabinetry, pantry closet, granite counters and a separate granite topped island with breakfast bar, Bosch stainless steel appliances including a 5-burner gas cooktop, dishwasher, French door-style refrigerator, two wall ovens, built-in microwave oven, double stainless steel sink, granite kitchen desk area, recessed lighting, down lights over the island, ceramic tile flooring, Pella sliding glass doors to the deck
- Family Room (19' x 18') adjacent to kitchen, crown molding, recessed lighting, and ceiling fan/light, hardwood flooring
- Laundry Room (13' x 8') with built-in ironing board, laundry sink, ceramic tile flooring, and back door to rear garden
- Powder room (half bath) with pedestal sink, updated fixtures
- Deck off the kitchen, low-maintenance Trex decking

## SECOND LEVEL

- Master bedroom (19' x 16') with impressive tray ceiling, ceiling fan/light, recessed border lighting, hardwood flooring, walk-in closet (12' x 7') plus another walk-in closet with vaulted ceiling
- Master bathroom (13' x 11') with Corian double sink vanity, corner whirlpool tub, glass door shower, linen closet, recessed lighting
- Bedroom #2 (15' x 11') with two closets, ceiling fan/light, en-suite shower bath with vaulted ceiling, hardwood flooring
- Bedroom #3 (12' x 11') with two closets, hardwood flooring
- Bedroom #4 (11' x 10') with hardwood flooring
- Hall bath with tub, updated sink vanity and fixtures, hall linen
- Pull-down stairs to attic storage

## LOWER LEVEL

- Recreation Room (19' x 18') with Pergo flooring, built-in cabinet and shelving, recessed lighting, outside exit through the garage
- Bathroom with shower
- Garage, two-car with automatic opener, second utility room
- Utility closet with gas furnace and 50 gallon gas water heater

## DETAILS

- Quality construction including hardwood flooring, six-panel doors, storm and/double pane windows
- Two-zone high-efficiency gas heating and central air conditioning
- Convenient location, close to shopping, transportation, the Crescent Trail, easy commute to downtown DC, short drive to Friendship Heights and downtown Bethesda

Please note: Information deemed reliable but not guaranteed.

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