Stuart & Maury, Inc.

presents for sale

6207 Massachusetts Avenue

BETHESDA, MD 20816



Wood Acres has a stellar reputation as one of the most desirable areas of Bethesda, known for attractive brick colonials lining its shady neighborhood streets. The atmosphere in Wood Acres is caring and friendly and there is a spirit of community that makes people proud to live here. The neighborhood elementary school was beautifully rebuilt in 2002 and there are plans to expand further in the near future. This unique Montgomery County school has its own observatory and the park behind the school is a "Norman Rockwell" setting for children of all ages. You may have even heard about the fabulous Halloween festivities or the old-fashioned Fourth of July parade and picnic that are famous in this part of Bethesda. Owning a home in Wood Acres gives you more than just a building with some rooms in it – you get the warm feeling of belonging that comes with being part of a wonderful tradition that has been carefully nurtured by its residents for a very long time. It is an excellent place to live and you will love it!

The Wood Acres home pictured here has been owned and carefully maintained by the same family for over forty-seven years. Sited on an extra-large corner lot with lovely plantings and trees, the driveway access is from Ramsgate Road, on the left side of the house. The original home, with three bedrooms and two baths has been improved to include a large addition on the right side that is currently being used as an office but would make an ideal first floor family room. There is also a den on the other side of the house that has a spacious full (third) bath. This is an excellent opportunity to take advantage of a great value in a terrific neighborhood. Please enjoy your visit and thank you for your interest.

Price: \$749,000 **Lot Size:** 9,415 sq. ft.

Legal: Lot 37 Block 2 Wood Acres

Age: Built in 1941

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Real property tax and other non-tax charges that a new homeowner would expect to pay in the first full fiscal year of ownership come to a total of \$7,828.07.

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





Stuart & Maury, Inc., Realtors 4833 Bethesda Avenue, Bethesda, MD 20814 ~ (301) 654-3200



MAIN LEVEL

- Living Room featuring a customized wood-burning fireplace with formal white columns flanking an elegant built-in mirror, extending from the mantel to the ceiling (see photos)
- Dining Room has crown molding, chair rail and a remarkable brass and glass chandelier, French doors to the kitchen
- Kitchen with bleached wood cabinetry, under cabinet lighting, new white ceramic sink, new HotPoint dishwasher, side-by-side GE refrigerator with water and ice dispenser, GE microwave oven, laminate flooring, rear exit door to driveway
- Family Room, currently being used as an office, this 14' x 14' additional room has a dedicated heat pump installed in the wall for individual climate control, an extra-deep closet that could serve as an entertainment center or computer station, ceiling fan, high ceiling, recessed accent lighting and a side exit door
- Den with pegged hardwood flooring, built-in cabinetry and shelves
- Full Bath with ample vanity space and a large shower

SECOND LEVEL

- Master Bedroom with double closet
- Master Bath with updated tile flooring and fixtures, storage cubby
- Bedroom #2 with pull down stair to attic storage
- Bedroom #3
- Hall Bath, updated, has bath tub
- Hall linen closet

LOWER LEVEL

• Unfinished storage space with a potential wine closet, laundry area with new laundry tubs, utility area, replacement basement windows

DETAILS

- Brick and siding exterior, hardwood flooring
- Covered front and back entry doors, stamped concrete stoops and stairs
- Storm doors and windows
- Gas heating and central air conditioning
- Long driveway off the side street, Ramsgate Road
- Steps to Metrobus and Ride On bus stop
- Property in very good condition being conveyed "As-Is"

Information deemed to be reliable but not guaranteed

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Visit my website for more photographs, information and disclosures relating to the property:

www.robertjenets.com