

Stuart & Maury, Inc.

presents for sale



6312 Walhonding Road Bethesda, MD 20816

Glen Echo Heights is a "woody" neighborhood of winding streets known for its diversity of architectural styles. Every home is unique, yet the overall feeling is a cohesive individuality that defines the personality of this highly desirable community. With a prime location along the Potomac River, between Massachusetts Avenue and MacArthur Boulevard, this area of Bethesda is convenient to Washington, D.C., Northern Virginia, and Montgomery County, Maryland. The Potomac River, C&O canal, historic Glen Echo Park, the Mohican Swim club, and the Sycamore Island Canoe club are all close by – literally walking distance. It is a culturally-rich area that offers a wide variety of opportunities for recreation, dining, entertainment and arts and crafts activities for all. The public schools that currently serve this area are Wood Acres Elementary, Thomas Pyle Middle, and Walt Whitman High School.

The custom home pictured above is the impressive result of a nearly total renovation and expansion of the house formerly occupying this desirable site. Owing to the current owner's experience as a commercial builder, there is no mistaking the solid feeling that comes from the higher standard for materials and workmanship that were incorporated into the careful construction of this fine home. Gracious room proportions, contemporary features and close attention to detail might give you the feeling that it is brand new. Especially noteworthy is the extensive stonework of the front stairs and rear patio and garden as well as the floor to ceiling "Stoneyhurst" stone fireplace in the Family Room. This is not your average renovation and the quality of this wonderful home will proudly stand the test of time. Please enjoy your visit and thank you for your interest.

Price: \$1,298,000

Lot Size: 13,967 sq. ft.

Legal: Lot 19, Block 14 Half, Glen Echo Heights

Age: Built in 1959*

Taxes: \$11,341

Possession: Negotiable

**Virtually rebuilt in 2005*

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 \$9,925.81 (per SDAT, until reassessment).

Represented by

ROBERT JENETS

Vice President

301-257-3200

More information, disclosures and an interactive virtual tour can be found at my website:

www.robertjenets.com





DETAILS

- **Five bedrooms, 3 and 1/2 baths** plus several bonus rooms, on six finished levels
- Spacious gourmet Kitchen with a triangular granite island, GE Monogram stainless steel appliances including a 6-burner gas commercial grade cooktop and vent hood, side-by-side refrigerator, a bright breakfast area, large walk-in pantry closet, abundant cabinetry
- Cathedral ceiling Family Room with impressive stone fireplace (wood-burning)
- Master Suite with gas fireplace, cathedral ceiling, his and hers walk-in closets, spacious Master Bath featuring a luxurious soaking tub, large glass-door shower, double granite sink vanity, adjoining exercise studio
- Two-car garage with automatic door opener
- Gracious entry foyer, powder room, coat closet
- Superior hardscape, front walk and stairs, private flagstone patio, stone retaining walls
- 3-Zones of heating and cooling
- Approximately 5,000 square feet of finished living space
- Backup electrical generator to keep the essentials functioning in a power outage
- Large lot for elegant front setback
- Extra-wide driveway for abundant off-street parking
- Eco-friendly rain garden drainage system to responsibly control runoff

Please note: Information deemed reliable but not guaranteed.