

Stuart & Maury, Inc.
presents for sale
6314 Avalon Drive
BETHESDA, MD 20816



Wood Acres is one of the most desirable neighborhoods in Bethesda, known for its attractive brick colonials shaded by towering trees. 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 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 comforting 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 most special feature of this classic Wood acres home is the beautifully renovated kitchen which incorporates the dining area into a multi-functional space that serves as the central gathering place. This is a bright, open area with a view of, and access to, the delightful rear patio and yard that welcomes outdoor entertaining, relaxation and play. Alley access to the parking area in the rear is an added bonus. With the traditional three bedrooms and two baths upstairs, and a basement that has much potential, this lovely home is one of the best values that Wood Acres has to offer. Thank you for your interest!

Price: \$714,000 **Lot Size:** 6,643 sq. ft.

Legal: Lot 50, Block 14 Woodacres **Age:** Built in 1951

Taxes: \$7,246.02 **Possession:** Negotiable

Note: *Real property tax and non-tax charges that a new owner can expect to pay in the first full fiscal year of ownership are estimated to be \$7,938.03.*

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

Represented by

ROBERT JENETS
Vice President and Associate Broker
301-257-3200



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MAIN LEVEL

- Living room with traditional wood-burning fireplace, wood mantel, exit door to "Florida Room"
- Kitchen, new in 2007, open to the dining area, abundant white cabinetry, recessed lighting, down lights on the breakfast bar, gorgeous granite counters, stainless steel appliances including JennAir French door style refrigerator with automatic icemaker, JennAir gas 4-burner downdraft stove, Bosch dishwasher, GE high tech microwave on shelf, backdoor to patio
- Den with two closets and French doors to patio
- Florida Room/enclosed porch, pleasant!
- Patio, flagstone, nice green backyard, concrete driveway for two cars side-by-side off the alley

SECOND LEVEL

- Owner's Bedroom with private bath, two closets, excellent natural lighting
- Owner's shower bath, freshly updated!
- Bedroom #2, large bright room with double closet
- Bedroom #3, two closets
- Hall bath with tub/shower - also freshly updated!

LOWER LEVEL

- Unfinished basement play area and laundry, utility storage area. Potential future recreation room and bath, replacement basement windows

DETAILS

- Brick exterior, quality construction with hardwood flooring on main and upper levels, solid wood six-panel doors, new front door
- Heavy-up electrical service with new panel in 2007
- Plantation shutters on main level windows
- Gas heating and central air conditioning
- 50-gallon gas water heater
- Driveway from rear alley - two cars side-by side
- Highly desirable neighborhood with elementary school and park, close-in to Washington, DC and convenient to Northern Virginia

Information deemed reliable but not guaranteed

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