

Stuart & Maury, Inc.

presents for sale

6317 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 only had two owners since being built right after World War II. One of its most important features is the rear driveway from Newburn Alley, within the neighborhood. Because this is the most frequently used access, the long-time original owner expanded the house with a two-story addition that provides a “foyer”/ library off the double-door side entry as well as a spacious family room, both with 9’ ceilings. The second level of the addition adds two more bedrooms (for a total of four) that flow from the original third bedroom, which has now become a very pleasant and practical upstairs playroom or homework space. The current owners made another desirable improvement when they combined two rooms to create the modern gourmet kitchen and breakfast room. The lower level recreation room was recently refinished and a newer full bath added. The house also has a newer roof, a newly fenced back yard with a patio and hot tub. A four bedroom home at this price is truly one of the best values you will find in this terrific neighborhood! Enjoy your visit.

Price: \$835,000 **Lot Size:** 9,099 sq. ft.

Legal: Lot 45 Block 14 Wood Acres **Age:** Approximately 66 years old

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 \$8,831.57.

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





MAIN LEVEL

- Foyer/Library, 9" ceiling, accessed from side entry off the driveway in rear, hardwood flooring, coat closet, beautiful built-in cabinetry and shelves
- Dining Room with wood-burning fireplace; this spacious room was formerly the Living Room
- Kitchen with cherry cabinetry, under cabinet lighting, granite counter tops, Dacor 4-burner gas range, Bosch stainless steel dishwasher, JennAir stainless steel side-by-side refrigerator, built-in microwave/convection oven, breakfast area, recessed lighting
- Family Room with wood-burning fireplace, attractive bay window, 9' ceiling, recessed lighting, French doors to flagstone patio with hot tub (negotiable)
- Enclosed Porch off Dining Room
- Powder Room in the Foyer

SECOND LEVEL

- Master Bedroom with double closet
- Master Bath with shower
- Bedroom #2, ceiling fan
- Bedroom #3
- Bedroom #4
- Play Room outside of bedrooms 3 & 4
- Hall Bath with tub
- Hall linen closet and attic hatch

LOWER LEVEL

- Recently refinished Recreation Room, recessed lighting, carpeting
- Full Bath - nice!
- Storage and utility room with cedar closet, storage cabinets, laundry sink

DETAILS

- Brick exterior, hardwood flooring, newer roof and gutters
- Central audio system (components do not convey) with ceiling speakers installed in Kitchen, Family Room, Dining Room and Recreation Room
- Plantation shutters, crown molding, ceiling fans
- Gas heating and central air conditioning
- Long driveway off Newburn Alley in rear
- Level, fenced back yard, two garden sheds
- Steps to bus stop
- Note: Invisible Dog Fence does not convey but buried wiring will stay. Electronic Air Filter on furnace converted to passive filter.

Information deemed to be reliable but not guaranteed

ROBERT JENETS

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

www.robertjenets.com