

Stuart & Maury, Inc.

presents for sale

5617 Overlea Road

BETHESDA, MD 20816



This handsome and extensively upgraded colonial home is located in one of the most desirable parts of Bethesda – the prestigious 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 centerpiece of this fine property is a fabulous new kitchen - opening to the dining room – with cherry cabinets, granite counters, a breakfast peninsula and stainless steel appliances (2010). The list of high-quality improvements to this home includes Andersen windows, replacement of the old exterior siding with new HardiPlank siding, newer copper gutters, professionally redesigned front stairs and stone retaining walls, newer lawn irrigation system and a recently installed flagstone patio with an attractive stone seating wall. The basic features of the house include four bedrooms (all on the second level), three and a half baths, a first floor den/family room and a professionally finished lower level recreation room. The beautiful stone exterior stairway leads to a charming front porch which was essentially rebuilt with new flagstone, recessed lighting and a vintage beaded cypress ceiling.

Owning a home in Sumner has always been an excellent investment but living in a home that has received this much love and attention is one of the best decisions you will ever make. Thank you for your interest.

Price:	\$995,000	Lot Size:	6,600 sq. ft.
Legal:	Lot 35 Block 2, Sumner	Age:	Built in 1948
Taxes:	\$10,260	Possession:	Upon Settlement

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 \$10,260.

Schools: Wood Acres 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





FIRST LEVEL

- Front porch, rebuilt with new flagstone, recessed lighting, beaded cypress ceiling
- Living room with wood-burning fireplace, traditional mantel, recessed lighting and crown moulding
- Kitchen (renovated 2010), abundant soft-close Kraftmaid cherry cabinetry, granite counters ("colonial cream") with breakfast peninsula, stainless steel appliances including GE Profile oven/stove, dishwasher, microwave and KitchenAid French door style refrigerator with ice maker and water dispenser.
- Den with new custom built-in bookshelves
- Full bath with shower, pedestal sink off the Den
- Outdoor flagstone patio, backyard with cute Amish shed/playhouse

SECOND LEVEL

- Master bedroom with ceiling fan, hardwood flooring
- Master bathroom with tub/shower, newer sink vanity, charming storage cupboard
- Bedroom #2 with ceiling fan, wood blinds, carpet over hardwood flooring
- Bedroom #3 with ceiling fan, hardwood flooring
- Bedroom #4, hardwood flooring
- Hall bath with tub, new sink vanity
- Pull-down stairs to stand-up attic with abundant storage, including cedar closet

LOWER LEVEL

- Recreation/Family room, recently refinished, built-in shelves & entertainment center, recessed lighting, ceramic tile flooring, wood-burning fireplace, outside exit through the garage
- Half bath with pedestal sink
- Garage, one-car with automatic opener
- Laundry room, ceramic tile flooring, laundry sink
- Utility room, newer high-efficiency gas furnace, water heater

DETAILS

- Quality construction including brick and Hardiplank siding, slate roof, copper gutters, hardwood flooring on levels one and two (including the kitchen), six-panel wood doors, etc.
- Upgraded electrical service
- Lawn irrigation system and new fireplace liner (2010)
- Reverse osmosis water filtration system (2011)
- In-ceiling speaker/home theater system (2010)
- Fenced back yard, stone patio, sound system
- Newer central air conditioning

Please note: Information deemed reliable but not guaranteed.

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