Stuart & Maury, Inc.

presents for sale



5916 Ramsgate Road

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 essentially 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's an excellent place to live and you will love it!

This particular Wood Acres home has been customized with a second entrance off the driveway that brings you into a mudroom, right by the kitchen for convenient everyday use. The bright cheerful kitchen and breakfast area is the highlight of the main level with abundant white cabinetry and nearly new appliances. This home is in excellent condition with recent improvements that include the heating and cooling systems, the roof, gutters and downspouts, the chimney crown and caps as well as all of the kitchen appliances. Another custom upgrade was accomplished when the master bath was expanded to have a larger shower, upgraded fixtures and more space! There is an inviting grassy side yard complete with a white picket fence that enhances the appealing appearance of this solid brick home. A better value you will not find! Enjoy your visit and thank you for your interest.

Price: \$775,000 **Lot Size:** 6,414 sq. ft.

Legal: Lot 16, Block 10 Wood Acres Age: Built in 1950

Taxes: Real property tax and other non-tax charges that a new owner should expect to pay

during the first full fiscal year of ownership are estimated to be \$8,578.47.

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

- Living room with traditional wood-burning fireplace, coat closet
- Dining room with dentil crown molding
- Kitchen with large peninsula, abundant white cabinetry, breakfast area with ceiling fan, built-in bookcase, nearly new GE appliances including a GE Profile 4-burner smooth top electric stove, built-in microwave, side-by-side refrigerator with water and ice dispenser, dishwasher, porcelain sink with side prep sink, recessed lighting, new through-wall heat pump, hardwood flooring, side exit door
- First floor den/office with built-in cabinets and shelves, ceiling fan
- Mudroom with coat closet and pantry closet
- Powder room renovated

SECOND LEVEL

- Master Bedroom
- Master Bath, renovated and expanded, larger shower new fixtures
- Bedroom #2
- Bedroom #3
- Hall Bath with tub, updated tile floor and sink vanity
- Hall linen closet and pull-down stair to storage attic

LOWER LEVEL

- Bonus room office or Bedroom #4
- Laundry, storage area, partially finished, could be a playroom

DETAILS

- Brick and siding exterior, quality construction, excellent condition!
- Roof replacement in 2006
- Insulated attic and power vent fan
- Hardwood flooring on the main and upper levels
- Two garden sheds
- Newer Bryant gas furnace
- 50 gallon gas water heater
- Electronic security system
- Driveway for off-street parking
- Fenced yard
- Note: Washer, dryer do not convey. Ceiling light fixtures in dining room, bedrooms #2 and #3 will be replaced by seller

Information deemed reliable but not guaranteed

ROBERT JENETS

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