

Stuart & Maury, Inc. Realtors

WELCOME TO
5605 CHESTERBROOK RD.
BETHESDA, MD. 20816



Located on a quiet street in valuable Springfield, this enhanced 4/5 bedroom, 4.5 bath colonial was designed and rebuilt in 1999 by The Theo Group, a well respected and admired builder in the Bethesda/Chevy Chase area. The home features the amenities and sensibilities of new home design with a large open kitchen/family room area across the back, a large master suite and bath, over 4000 square feet of high quality finished living space on three levels, all located in an established older community with tall trees and high quality surrounding properties. Right around the corner on Brookeway Dr. are two homes that were built in the past two years, one of which sold for \$1,900,000 and the other about to come on the market well over \$2,000,000. It's not hard to see why our offering at its price point is an exceptional opportunity.

This fine home is located just a few blocks away Woodacres Elementary School, rebuilt in 2002. The home is located in the sought after and nationally recognized Walt Whitman High School District. The middle school of Thomas Pyle recently was named the number one test scoring middle school in the State of Maryland.

Woodacres Park, situated just behind the school, was renovated in 2001 with all new playground equipment. The Park features three ball fields, tennis courts, a basketball court and abundant green space, perfect for walking the dog or getting some exercise. On a snowy day, you can walk to the Westbard Shopping Center, located at Ridgefield Rd. and Westbard Avenue. There's a Starbucks and a state of the art Giant Gourmet Grocery Store, the flagship of the chain. The renovated bowling lanes of Bowlmor beckon as does a Radio Shack, a Chinese food carryout, a barber shop and many other convenient vendors. The Springfield community is just a mile or so to the D.C. line and can be accessed by Metro buses on both River Rd. and Massachusetts Ave. Ride-On buses are similarly close. Bus schedules indicate that the Metrobus on River Rd. will get you to the Friendship Heights Metro stop in a scheduled seven minutes!

Finally, over the decades, Springfield has been home to a wide array of interesting and special neighbors. Secretary of Defense Melvin Laird, who served in the Nixon administration, lived on Kirkwood Dr. Senator John Rhodes, the minority whip from Arizona, lived on Pollard Rd., Congressman John Anderson, who ran as an independent for President in 1980, lived on Ogden Rd., Sen. Edmund Muskie, the 1968 Democratic vice-presidential nominee, lived on Albia Rd. The list goes on and on, Sen. Griffin from Michigan, Congressman Edwards from Alabama, the head of the AFL-CIO, a US District Court judge, a recent high ranking Obama Cabinet officer, have all made Springfield/Westwood their home over the years. Enjoy!

Price:	\$1,225,000	Lot Size:	9358 sq. ft.
Legal:	Lot 5 Block 3 Subdivision: Springfield	Age:	Built in 1953/renovated 1999
Taxes:	\$11,200 ('14 assessment)	Possession:	Flexible

*Tax fiscal year 2014, estimated property tax and non-tax charges in the first full fiscal year of ownership.



Schools: Woodacres Elementary, Thomas Pyle Jr. High, Walt Whitman Sr. High

FIRST LEVEL

- Entrance hall with Italian ceramic tile & coat closet.
- Back hall with powder room featuring Italian ceramic tile, a pedestal sink, Corian top & cherry wood vanity. The commode was installed new in **2011**. There is another closet in the back hall as well.
- Living room (15' x 13'6") with double crown molding, plantation shutters, recessed lighting & three windows.
- Dining room (17' x 11'9") with double crown molding, plantation shutters & an open pass through window to the kitchen area.
- Modern chef's kitchen (see below for further kitchen details!).
- Breakfast room with built-in desk. The room is open to the family room.
- Family room (25'6" x 12') with wood-burning fireplace, double sliding doors to the flagstone patio in the backyard, beaded and beamed high ceiling, recessed lighting and a wall of windows overlooking the pleasing backyard.
- Mud Room off the kitchen with double closet, a single closet, an open pass thru window to the family room, a "doggie" door, and a window seat with extra storage underneath.
- Den/office (12' x 10'6") with built-in shelving & plantation shutters.

UPPER LEVEL

- Master bedroom suite (18'9" x 13'6") with cathedral ceilings, a ceiling fan, wall to wall carpeting, a huge walk-in closet, plantation shutters, FIVE windows, built-in shelving, a linen closet & recessed lighting.
- Master bath (13'10" x 9'4"-at widest points) with ceramic tile, recessed lighting, double vanities, large separate shower, private commode oversized soaking tub. Moen fixtures in master bath installed new in **2012**.
- Bedroom #2 (back left) (12'3" x 12') with ceiling fan, double closet, wall to wall carpeting.
- Bedroom #3/back center (10'6" x 12'5") with ceiling fan, attic pull-down hatch, double closet, wall to wall carpeting.
- Full bath adjacent to both back bedrooms with tub and double vanities. Commode (installed new in **2013**) and Moen fixtures installed new in **2012**)
- Hall bath with shower. (This bath is adjacent to bedroom #4 on the front as well.
- Bedroom #4 (front left) (13' x 12'5"-at widest points) with a ceiling fan, double closet, and wall to wall carpeting.

LOWEST LEVEL

- Recreation room (21'6" x 13'1") with wall-to-wall carpeting, built-in shelving, back door to staircase and backyard.
- Full bath with shower.
- Bedroom 5/au pair room (8'5" x 11'8") with wall to wall carpeting and a closet.
- Open second recreation/exercise room (12'2" x 11'5") with wall of two double closets, recessed lighting, wall to wall carpeting,
- Utility room with door to the garage.
- Deep one car garage (12'6" x 25') with updated garage door and automatic opener.

SPECIAL AMENITIES

- **Quality construction:** The home was superbly renovated and expanded by Ellis Theodorakos Builders (The Theo Group) in 1999 and has been continually improved and enhanced since then.
- **Modern kitchen:**
 - a) Side by side GE Profile stainless steel refrigerator with indoor ice maker & water dispenser, installed new in **2011**.
 - b) Whirlpool stainless steel dishwasher (installed new in last five years)
 - c) GE 36" four burner gas cooktop. GE microwave oven. New faucet/**2012**.
 - d) Hardwood flooring.
 - e) Beamed/beaded ceiling.
 - f) Abundant cabinetry throughout.
 - g) GE oven. Badger disposal installed new in **2014**.
 - h) Open to breakfast room and family room.
 - j) Corian Countertops with stool seating.
 - k) Kraftmaid Wellington cherry cabinets in antique glaze finish w/custom hardware.
 - l) Double pantry with built-in desk.
 - m) Kohler cast iron sink w/premium polished brass antique faucet.

ADDITIONAL EXTERIOR FEATURES

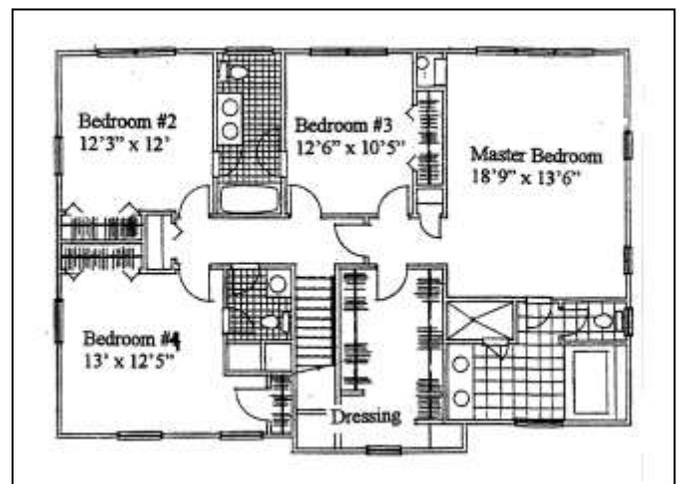
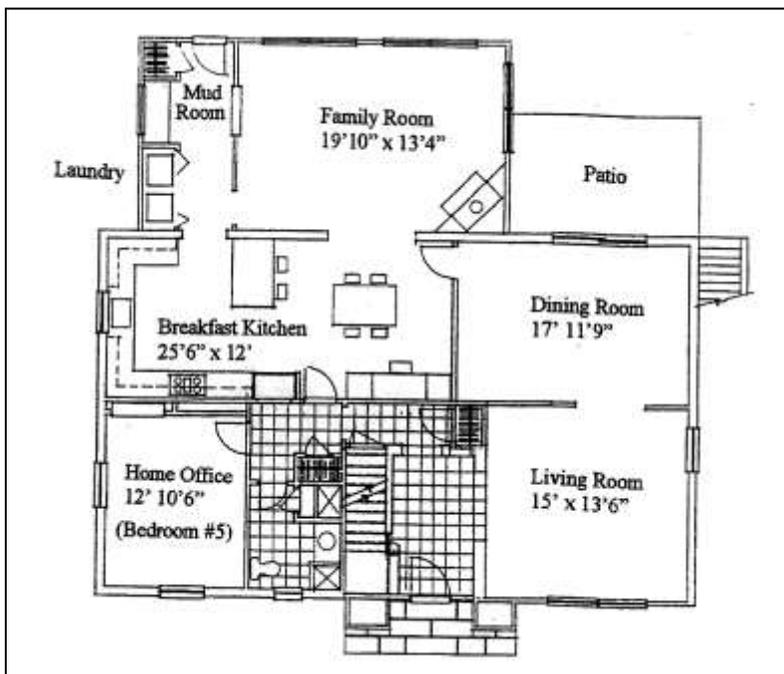
- Gorgeous private rear yard and flagstone patio.
- New roof on FR portion of house installed in last five years.

- Exterior paint job in last five years.
- **\$13,700** in exterior landscaping w/many flowering plants in back yard in **2006**.
- Cedar shingle siding on front & Hardyplank clapboard siding/brick on sides and back of the home.
- Antique brass exterior light fixtures.
- Seamless aluminum gutters
- Many Pella double hung windows w/removable grills and screens.
- Asphalt shingles on the main roof w/30 yr. manufacturer's warranty.

ADDITIONAL INTERIOR FEATURES

- 66 gallon electric hot water heater (installed new in **2014**)
- Two zone Trane heating and cooling systems.
- Washer and dryer convey. ADT security system.
- Solid pine six-panel doors
- Large accessible attic Storage area with pull down stairs in bedroom #2.
- Beautiful Bruce oak hardwood floors
- Higher 8'9" ceilings on first floor.
- Master suite features 10-ft coffered ceiling, spacious walk-in dressing room closet, marbelized ceramic tile, deep oversized soaking tub, double bowl vanity and large separate shower.
- Oak floors in upstairs hallway.

Please be advised: Information deemed reliable but not guaranteed. The dates of improvements and the costs of such improvements are collected from records offered by the current & previous owner. They are in some cases estimates and should be verified independently if the information is deemed by the purchaser to be critical. If room sizes are critical please verify independently. Please verify schools independently with the public school system.



A Virtual Tour and photos of this fine home can be seen at www.matthewmaury.com.

Listing Agent:

Matthew Maury

The #1 agent in the 20816 for thirty consecutive years

Over \$750,000,000 in career sales

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