

Stuart & Maury, Inc.

presents for sale



5901 Cobalt 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 will impress you with its excellent condition (a tribute to the sellers, who are only the second owner), but its best feature – a cathedral ceiled, spectacular kitchen addition that is flooded with light and is perfect in every detail – may actually take your breath away! The adjoining family room and butler's pantry are wide open to the kitchen, resulting in a large, appealing space that will be the nucleus of your home life. Three different rooms in this exciting home benefit from added bay windows which provide those precious extra few feet that make all the difference in their functionality. Having a large, park-like corner lot that is 33% larger than the average lot in the neighborhood allows for an exceptional yard that offers a relaxing deck and two patios along with grassy play space too. A stylishly renovated bathroom on the second level is another standout feature that makes this one of the best Wood Acres homes that you will see this year! Please enjoy your visit and thank you for your interest.

Price:	\$919,500	Lot Size:	9,592 sq. ft.
Legal:	Lot 14, Block 8 Wood Acres	Age:	Built in 1941
Taxes:	<i>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 \$9,619.63.</i>		
Schools:	Wood Acres Elementary, Thomas Pyle Middle, Walt Whitman High (Confirm with MCPS at 240-314-4710)		

Represented by

ROBERT JENETS

President and Principal Broker

301-257-3200





MAIN LEVEL

- Dining room (or Living Room) with crown molding, FPL
- Parlour (or Dining Room) with chair rail, crown molding
- Kitchen, cathedral ceiling, skylights, Palladian-style window, custom cherry wood island, Barracuda Blue Brazilian granite countertops, Crystal brand white cabinetry with under cabinet lights, tumbled marble backsplash, stainless steel appliances including Thermador five-burner gas cooktop, under counter oven, Miele Dishwasher, GE Profile wall oven and warming drawer, French doors to Deck
- Butler's Pantry, lighted glass front cabinets, bar sink, Fisher & Paykel drawer dishwasher
- Family Room, one step down from the Kitchen, bay window, built-in cabinetry, recessed lighting
- Sunroom (year-round) with cantilevered bay window, vaulted skylit ceiling with exposed beams, lots of sunlight and French doors to patio

SECOND LEVEL

- Master Bedroom with ceiling fan, two closets
- Master Bath with shower, storage cubby
- Bedroom #2, expanded with bay window, bright with skylight
- Bedroom #3, built-in shelving, ceiling fan
- Hall Bath with tub, totally updated with bead board walls, pedestal sink, glass shower doors, deep linen closet
- Hall linen closet and pull-down stair to storage attic

LOWER LEVEL

- Recreation Room, prefinished hardwood flooring, whitewashed barn siding, drop ceiling with recessed lighting, storage closet
- Laundry, utility and storage area, Samsung front loading washer and dryer, water closet (toilet), crawl space storage under addition

DETAILS

- Brick and siding exterior, quality construction, excellent condition!
- High efficiency gas furnace, central air conditioning
- Hardwood flooring on the main and upper levels
- New gas water heater
- Insulated double paned windows in newer construction areas, storm windows on remaining original windows
- Natural gas supply for outdoor grill
- Cute garden shed in garden-like, fenced back yard
- Driveway, off-street parking for two cars
- Short walk to Wood Acres Park, Ride on bus stop

Information deemed to be reliable but not guaranteed

ROBERT JENETS

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Visit www.robertjenets.com for more information and a virtual tour!