

Stuart & Maury, Inc.

presents for sale



6121 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 some special features that set it apart. Over the span of 20 years (1939-1959) that Wood Acres was developed the homes were modified somewhat to include the evolving needs and desires of the public. Entry into a typical Wood Acres home is directly into the living room but by the time this home was built in 1956, the floor plan included an entry foyer and first floor powder room that many of the older homes did/do not have. Some of the rooms were stretched to be a little larger which gives this house a better second bedroom and the family room (former garage) that is a bit wider and more practical. The kitchen had been updated a few years before the current owners bought the house with granite counters and stainless steel appliances and a pass-thru to the adjacent family room, but that was about it. Since their ownership began, they have sanded and refinished floors, repainted the entire interior, painted the exterior and completely refinished the basement. The basement used to have a tiny, awful half bath that was adjacent to the original crawl space under the foyer and powder room. That crawl space was painstakingly excavated to allow for the gorgeous new full bath that exists there now! These recent improvements cost approximately \$75,000. The result is a sparkling home that invites its new owner to move right in and enjoy life in Wood Acres. Thank you for your interest.

Price: \$880,000 **Lot Size:** 8,211 sq. ft.
Legal: Lot 12, Block 18 Wood Acres **Age:** Built in 1956
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 \$9,159.46
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



Stuart & Maury, Inc., Realtors - 4833 Bethesda Avenue, Bethesda, MD 20814 (301) 654-3200





MAIN LEVEL

- Foyer with coat closet and Powder Room
- Living Room with Fireplace, built-in cabinets and shelves, crown molding
- Dining Room with crown molding, chair rail, wainscot trim
- Kitchen, white 42" cabinetry, granite counters, tumbled tile backsplash, stainless steel appliances, rear exit door, pass-thru to...
- Family Room, one step down from the Kitchen, bay window, crown molding, carpet
- Mudroom/ Office, ceramic tile floor, many windows, French doors to deck
- Deck with attractive Pergola, long level driveway, cute garden shed

SECOND LEVEL

- Master Bedroom with ceiling fan/ light, two closets, triple window
- Master Bath with shower
- Bedroom #2, ceiling fan/ light, two closets
- Bedroom #3, ceiling fan/ light
- Hall Bath with tub, updated toilet
- Hall linen closet

LOWER LEVEL

- Recreation Room, recently refinished with drywall, recessed lighting, new carpeting
- Gorgeous new bath with large tile shower, clear glass doors
- Den/ Exercise Room with closet
- Laundry, utility and storage area, new vinyl tile floor

DETAILS

- Brick and siding exterior, quality construction, excellent condition!
- Freshly painted inside and out
- High efficiency gas furnace, central air conditioning
- Hardwood flooring on the main and upper levels
- Insulated double paned replacement windows
- Pergola covered Trex deck
- Short walk to Wood Acres Park, Ride on bus stop
- Note: Seller prefers mid-June settlement; Relo requires use of Brennan Title Co., Special Relo Addendum required, Call Lister for Info

Information deemed to be reliable but not guaranteed

ROBERT JENETS

email: robert@robertjenets.com

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