



A two-story addition graces this classic Wood Acres residence, creating a valuable and sought after fourth bedroom upstairs and a family room off the kitchen on the first floor. The addition would easily cost \$225,000 today, maybe more.

The original garage has been converted to a den and powder room, the lower level has been finished (a new carpet in August '18). The level lot features a stunning backyard with magnificent plantings and trees. There are 400 homes in Wood Acres, 135 of them have a two-story addition but they rarely come up for sale. This year two expanded homes on Woodacres Dr. sold for \$1,180,000 and \$1,120,000. Seven homes have sold over \$1,000,000 in the community in just the past two years. You just found home.

#### Property Details

4 Bedrooms, 2 full, 2 half baths  
 Year Built 1952, addition added in the late 70's.  
 Lot Size: 9075 sq. ft.  
 Est. Taxes: \$10,085 per yr.  
 Lot 5 Block 18 Sub: Wood Acres  
 Wood Acres Elementary (K-5)  
 Pyle Middle School (6-8)  
 Whitman High School (9-12)

Matthew Maury has sold over \$925,000,000 in career sales, spanning almost four decades.

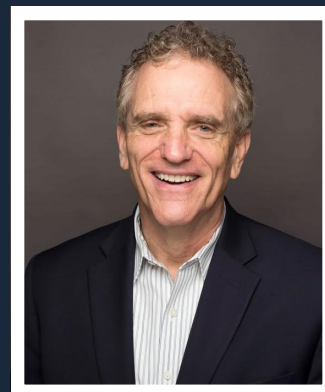
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HOME FOR SALE

6017 WOODACRES DR.  
 BETHESDA, MD 20816



All information deemed reliable,  
 but not guaranteed.

\$949,500



## Features

### Living room (17'6" x 12'5")

With wood-burning fireplace, crown molding, recessed lighting door to screened porch, opening to dining room & family room.

### Dining Room (11' x 11')

Chair rail and crown molding.

### Den/converted from garage (14' x 10'6")

Wall of built-ins, coat closet, wall to wall carpeting, front bay window, bi-fold doors to dining room. (This room is not centrally heated and cooled, but has been pleasantly used year round for 40 years by the current owner). Baseboard heat.

### Powder room

### Kitchen (13'7" x 12'5")

Wider than the galley style kitchen found in Wood Acres homes built before WWII in the early 40's. Crown molding, pantry storage closet, LG dishwasher, Kitchenaid disposer, Stainless steel GE electric 4-burner stove (yes, there is gas in the house if you wish), Stainless steel LG refrigerator freezer, vinyl flooring, GE stainless steel Microwave oven.

### Screened Porch and Yard (13'9" x 8'10")

Private and exquisite, this porch leads to the magnificent backyard, featuring a storage shed, fully fenced, a flag-stone patio, a brick patio, mature gorgeous plantings and flowering shrubbery.

### Family room— added in the late 70's (13'7" x 16'8").

This room was designed by renowned architect and Wood Acres resident Jess McIlvain (lived at 6012 Woodacres Dr.). Jess designed supervised many of the larger additions that were added onto Wood Acres homes in the 70's and 80's. This room features double door leading to the brick patio and backyard, a rear bay window with bench seat, a wall of built-ins that, interestingly, has a very large wall opening which is perfect for that large flat screen TV!, crown molding, and recessed lighting. Located just off the kitchen and creating a circular floor with the living room, this is an exquisite room.

### Lower level finished recreation room

White paneled walls, wall to wall carpeting installed in August of 2018, a laundry room with Whirlpool washer and dryer which con-vey, a half bath with shelving, two storage closets and built-ins. And a utility closet which houses the HVAC. The gas furnace and electric central air conditioning were replaced not too long ago. The AO Smith 50 gallon hot water heater is approximately 5 years old. This is certainly a pleasant space for the kids to play, the band to practice, the art project to be completed!



Living room



Dining room



Kitchen



Kitchen 2



Family Room



Family Room 2

**Master Bedroom (13'7" x 16'5")** w/many windows and a double closet.

**Master Bath** With shower.

**Bedroom 2 (right-the original master bedroom) (14'7" x 12'6")** with double closet.

**Bedroom 3 (mid) (11' x 11')** with one closet.

**Bedroom 4 (left) (11'5" x 9'9")** with one closet and a built-in alcove. And a built-in under one window in back too.

**Hall bath** With tub and vanity.

Hall linen closet and attic hatch.

## Additional Information

The asphalt shingle roof was installed new in **2011**.

**The HVAC system was installed new in 2013.**

**The stainless steel kitchen appliances were installed new in 2015.**

**Bleached hardwood flooring throughout the first floor.**

### A FEW WORDS ABOUT WOOD ACRES...

Built by Albert Walker's Wood Acres Construction Corporation from the early 40's to the late 50's, Wood Acres has earned a well deserved reputation as one of Bethesda's finest communities! The consistency of the Colonial brick architecture, combined with the towering mature trees and the gently rolling terrain makes for a picturesque setting.

Wood Acres is unique in that a home cannot be "knocked down" in Wood Acres. Enforceable community covenants insure through a rigorous committee review process that additions and expansions (and there are literally over 300!) are designed and conceived to add value to the neighborhood rather than detract. You can also count on the fact that the "streetscape" that you observe and admire will continue to maintain its character. This is a rare thing in an era in which literally thousands of homes have been erased over the past 25 years in Bethesda.

The school district of Whitman/Pyle/Wood Acres Elem. is one of the Nation's best, and the community park located adjacent to the Elementary school is a natural gathering place for the neighborhood.

Community life and neighborliness is encouraged through the efforts of the Wood Acres Citizens Association which sponsors numerous events throughout the year. The Great Pumpkin and Santa arrive at Halloween and Xmas gatherings to delight the children. The Fourth of July Parade and celebration, held each year since 1958, turns out over a thousand residents in the streets and at the Park enjoying home made floats, games and rides. In short, this is a place to live where people are truly "neighbors", where homeowners actually know one another and enjoy sharing a common interest and care for