



7805 Town Gate Place

BETHESDA, MD 20817

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**This stunning 5BR/3.5BA single family home in The Gates at Avenel** has been meticulously maintained and exceptionally updated. Sited on a **large, private lot (10,392 sq. ft.)** this home offers many highlights, including a gracious Entry Foyer, elegant Living and Family Rooms awash in light and sharing a dual-sided fireplace, a fabulous gourmet eat-in Kitchen with Breakfast Bar and a Master Suite w/two walk-in closets. Not to be missed is the tastefully finished Lower Level with a large Rec Room, granite Entertaining Bar, gas Fireplace and a lovely Bedroom (#5) and Full Bath.

**Standout features of this Special Offering include:** Two (2) Bryant Premier HVAC systems (2018), ultra-quiet Cummins Whole House Generator, high-efficiency Hot Water Heater (2016), premium Anderson wood/resin double hung, double pane Windows, Arbon underground 8-zone Irrigation System w/rain sensor, extensive professional landscaping including 26 premium quality trees, replacement of much of the exterior wood surfaces with high-quality, low maintenance Trex/premium composite material and much more!



**Avenel**, one of Washington's finest and most prestigious addresses, is comprised of approximately 900 homes in 14 unique and charming villages centered around The TPC Potomac at Avenel Golf Course. Avenel has been called one of the Nations' 100 best golf communities, and it is, in fact, a wonderful golf community. One doesn't have to play golf, however, to feel at home in Avenel! This is a community where people really do know their neighbors and where there's an intense pride in being part of a strong community. Don't miss the many community activities many of which revolve around the Swim & Tennis Club and the lovely . and the fact that there are top notch public and private schools nearby and the home is located in the Winston Churchill Cluster, one of the most coveted schools districts in the Nation.

**Avenel amenities** include membership in the Swim & Tennis Club, extensive landscaping services, a surveillance patrol, trash and recycling pickup and professional, on-site management. Not to be missed, of course, are the numerous biking, walking and riding trails that wind throughout the community. The home provides exceptionally easy access to both downtown DC and Virginia and both Potomac Village and downtown Bethesda are just minutes away.





## **PROPERTY DETAILS**

- **Bedrooms: 5; Bathrooms: 3.5**
- **Finished square footage: approx. 4,500**
- **Large Master Suite w/2 walk-in closets**
- **4th Bedroom/Master Sitting Rm/Office on Upper Level**
- **Eat-in Gourmet Kitchen open to Family Room with access to large entertaining deck and oversized 2-car garage**
- **Renovated Lower Level Rec Room, 5th Bedroom, Full Bath, Library Nook and Storage Area**
- **Year built: 1988; Lot size: 10,392 sq. ft.**
- **HOA Monthly Fee: \$347.00**
- **Garage - oversized two car, attached**
- **Estimated taxes for new owner: \$11,440.32**
- **Easy access to Downtown DC & VA**
- **Minutes from Potomac Village and downtown Bethesda**

**Kate Slawta**, a long-time resident of the Metro DC area, brings an analytical, yet personally engaging, style to Stuart and Maury, Inc. Kate practiced law for many years and has a rich background in Real Estate contracts and negotiation. In addition to bringing that valuable legal experience to each of her transactions, Kate also brings her personal attention and her willingness to go above and beyond to make sure her clients receive the attention and service they deserve. Kate holds a Juris Doctor from Villanova University School of Law and lives and works in the area with her husband and family. You may view testimonials from Kate's clients on her website at [www.kateslawta.com](http://www.kateslawta.com).

**Stuart & Maury, Inc. Realtors** was founded in 1956 by William C. Stuart III, Deane Maury and Charles T. Berry and continues to serve the Washington, DC Metropolitan area with distinction. Stuart & Maury, Inc. boasts a sterling reputation of offering area residents expert and personalized service. It is this reputation which helped earn Stuart & Maury a well-respected place in the local real estate field. To learn more, please visit [www.stuartandmaury.com](http://www.stuartandmaury.com)

**Offered at: \$1,189,000**

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