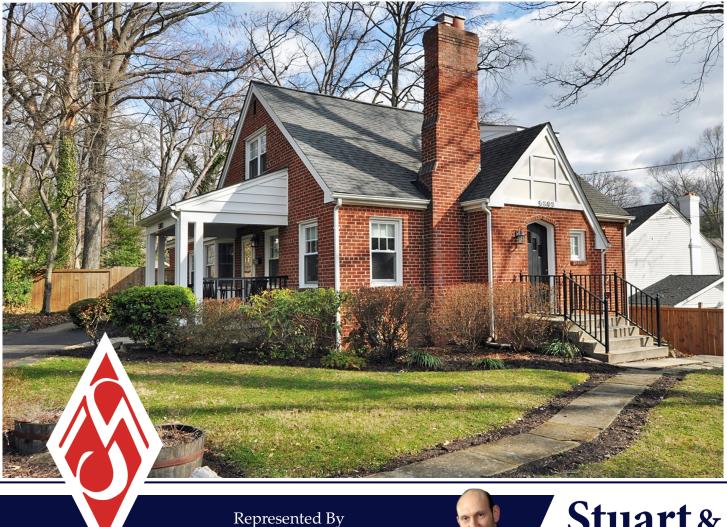
## 5303 Waneta Road

## Bethesda, MD 20816

## **For Sale**

Life along the Massachusetts Avenue corridor is good, and those of us who live here find it to be just the right blend of suburban life with the convenience of a location only about a mile and a half outside the DC line. Enjoy the arts and crafts at Glen Echo Park, take a leisurely walk along the C&O Canal towpath or bike about a mile and a half to the Crescent Trail and ride into thriving downtown Bethesda or all the way to Georgetown. Excellent!





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Nestled into the landscape near the end of a no-thru street, the storybook façade of this updated cape cod belies the modern amenities waiting inside. The updated skylit kitchen is delightful with a breakfast bar and glass doors opening to a spacious private deck. The master bedroom upstairs has a large, luxurious bath that was added only a few years ago. Offering four bedrooms and three and a half baths, this wonderful home is a truly special offering in Glen Echo Heights!

## RECENT IMPROVEMENTS BY CURRENT OWNER

- New Kitchen Appliances
- Added Central Air Conditioning to the half of the house that did not previously have it including new ductwork and a new A/C unit
- Heavy-up of electric service including a new electric panel
- New backsplash added behind kitchen counters
- New disposer and kitchen sink fixtures
- Updated Hall Bath upstairs with new diverter valve and tub fixtures
- Nest thermostats
- Patched holes and repainted interior of the house
- New Fence
- Removed built-in kid bed nook to open up more space in Bedroom #2 upstairs
- Sealed Driveway, cut down trees in front yard and professionally landscaped
- Mounted TV's to walls including necessary electrical (HDMI, Ethernet, etc.)
- Custom Blinds on the first floor and new ceiling fans
- Serviced the chimney and installed new chimney cap—works well!



DETAILS

- PRICE: \$969,000 4 Bedrooms, 3 full Baths, 1 half Bath
- ◆ **YEAR BUILT**: 1938
- LOT SIZE: 7,732 sq. ft. (0.18 acres)
- LIVING AREA: About 2,204 finished sq. ft.
- **TAXES**: Real property tax and other non-tax charges a new owner should expect to pay in the first full fiscal year of ownership are estimated to be \$10,479.15
- TAX ID#: 160700508482
- One half mile to the neighborhood park or 1 mile to Wood Acres Park
- About 2 miles to grocery shopping etc. at Whole Foods, the Westbard Shopping Center or a mile and a half to the Little Falls Mall
- About 3.4 miles to I 495
- A short drive of about 34 minutes to the White House!







Glen Echo Heights is a "woodsy" neighborhood of winding streets known for its diversity of architectural styles. Every home is unique, yet, there is an overall feeling of cohesive individuality that defines the personality of this highly desirable community. With a prime location along the Potomac River, between Massachusetts Avenue and MacArthur Boulevard, this area of Bethesda is convenient to Washington, D.C., Northern Virginia, and Montgomery County, MD. The Potomac River, C&O canal, historic Glen Echo Park, the Mohican Swim club, and the Sycamore Island Canoe club are all close by. The public schools that currently serve this area are Wood Acres Elementary, Thomas Pyle Middle, and Walt Whitman High School. Also close by is the popular Crescent Trail which is treasured by the many people who use it daily for hiking and biking into thriving downtown Bethesda or in the other direction all the way to Georgetown. You will love living here!

**Robert Jenets** Stuart & Maury, Inc.

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