

6121 Wynnwood 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 to the Crescent Trail and ride into thriving downtown Bethesda or in the other direction, all the way to Georgetown. Excellent!



Represented By

Robert Jenets

President & Principal Broker



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Opportunities to purchase a Wood Acres home at this price point are rapidly disappearing! More than half of the 435 original homes have been expanded with a two-story addition and many with three-story additions. Most of the rest have at least a family room addition which bumps the price well over \$1.1M. As a matter of fact, the twelve sales over the last six months have an average sale price of about \$1.15M!

Homes in this desirable neighborhood have stood the test of time and the possibilities for this one are better than most. That is due to the extra large lot of 9,939 square feet. Most of the lots in Wood Acres are only 7,200 square feet which quantifies the added value here. This handsome colonial has been improved with the addition of a sunroom that has a pleasant view of the woody backyard and there is also a comfortable den on the main level for evening relaxation. The hardwood flooring gleams like it did in 1941 when the house was brand new!

There are two bathrooms on the second level, one of which is en-suite with the primary bedroom, and both have been tastefully updated. It doesn't take much research to understand the special opportunity being offered here. Please enjoy your visit and thank you for your interest!





DETAILS

- ◆ **PRICE: \$925,000** 3 Bedrooms, 2 full Baths and 1 quarter Bath
- ◆ **YEAR BUILT:** 1941
- ◆ **LOT SIZE:** 9,939 sq. ft. (0.228 acres)
- ◆ **LIVING AREA:** About 2,466 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 \$9,251.81
- ◆ **TAX ID#:** 160700569445
- ◆ Walk to Wood Acres Park and Wood Acres Elementary School—about 3 blocks away!
- ◆ Less than 2 miles to grocery shopping etc. at Whole Foods, the Westbard Shopping Center or Little Falls Mall
- ◆ About 3 1/2 miles to I 495
- ◆ A short drive of about 22 minutes to the White House!





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4833 Bethesda Avenue # 200
Bethesda, MD 20814



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 friendly and there is a spirit of community that makes people proud to live here. The neighborhood elementary school was essentially rebuilt in 2001-2002 and went through another expansion in 2016. This unique Montgomery County school has its own planetarium 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!

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