

Stuart & Maury, Inc.

6318 Avalon Drive

BETHESDA, MD 20816



The home pictured above has been stylishly renovated within the past few years and it is beautiful! The main level has a circular flow that is great for entertaining and includes a private flagstone patio and screened porch that are an appealing setting for outdoor relaxation or gatherings. The hardwood floors are in excellent condition and there is nothing one would feel a need to do before moving in to this wonderful space. The lower level was refinished with professional precision and effectively maximizes the lower level's potential. There is an alley, accessible from Newburn Drive, from which one can enter a driveway behind the property for off-street parking and main-level entry to the house. This fine home offers an excellent opportunity to become a part of one of Bethesda's "blue chip" neighborhoods. Please enjoy your visit.

A FEW WORDS ABOUT WOOD ACRES...Built by Albert Walker's Wood Acres Construction Corporation from the early 40's to the mid 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. The school district of Whitman/Pyle/Woodacres Elementary 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 homemade floats, games and rides. Finally, a Spring Newcomers Party and occasional House and Garden Tour round out events for the adults. In short, this is a place to live where people are truly "neighbors," know one another and enjoy sharing a common interest and care for their community.

Over the years, the community has been the home to many neighbors who made their mark on Washington. National security advisor Brent Scowcroft, Treasury Secretary Tim Geithner, Oregon Senator Ron Wyden, Supreme Court Chief Justice John Roberts, Redskin kicker Charlie Gogolak, NBC correspondent Steve Handelsman, weather man Tom Kierein, Channel 9 reporter Mike Buchanan, CBS defense analyst Jim Stewart and activist Gloria Steinem are just a few who recognized the intrinsic value of Wood Acres.

Price:	\$729,500	Lot Size:	6,375 sq. ft.
Legal:	Lot 48, Block 14 Wood Acres	Age:	Built in 1951
Taxes:	\$7,747.00*	Possession:	Negotiable/flexible

**Note: Real property tax and non-tax charges that a new owner can expect to pay during the first full fiscal year of ownership*

Schools: Woodacres Elementary, Thomas Pyle Middle, Walt Whitman High
(Confirm with MCPS at 240-314-4710)



STUART & MAURY, INC. REALTORS, 4833 Bethesda Avenue, Suite #200, Bethesda, MD 20814 ~ 301-654-3200



MAIN LEVEL

- Living room (19' x 11') with traditional wood-burning fireplace, wood mantel, exit door to screened porch, recessed lighting, full view front storm door. Open step down to den.
- Dining room (11' x 11') with chair rail
- Kitchen (7'6" x 14'2"), updated in 2005. See below for details.
- Den (9'9" x 17'7"-at widest points) with attractive bow window and French doors to patio
- Screened porch (12'6" x 9')
- Patio, flagstone, stone wall, attractive plantings and rear shed

SECOND LEVEL

- Master Bedroom (16'7" x 11')with two closets and private full bath
- Master shower bath, updated in 2007 with new floor and fixtures
- Bedroom #2 (back) (10' x 15'9") with double closet
- Bedroom #3 (front) (11'2" x 10'8") with two closets and attic hatch
- Hall bath with tub, updated in 2007 with new floor and fixtures. Linen closet.

LOWER LEVEL

- Recreation room (13'8" x 10'3"), new in 2007 with new windows, recessed lighting, large bi-fold door closet and utility closet. Wood-style flooring.
- Elegant half bath, new in 2007 with pedestal sink and pocket door.
- Office (6'5" x 6'8") with attractive French-style door
- Laundry room, nicely finished with built-ins and drying rack.
- Excellent sized utility room

DETAILS

- Brick exterior, quality construction
- Gibson gas heating and electric central air conditioning
- Energy-efficient water heater, 2007, plus added back-up Prestige hot water heater (the owner LOVES lots of hot water!)
- Asphalt driveway from rear alley
- Updates too numerous to detail, include:
- Updated gutters and downspouts
- Updated circuit breaker electrical service, kitchen and bath outlets, wired smoke alarm system, exterior motion detection lights, recessed lighting, exterior lights
- Gibson gas heating and electric central air conditioning
- Energy-efficient water heater, 2007, plus added back-up Prestige hot water heater (the owner LOVES lots of hot water!)
- Asphalt driveway from rear alley
- Updated elegant door hardware, exterior doors, garden shed, wrought iron fencing, shutters. Updated brick front stoop and stairs.
- Rebuilt screened porch & stone front walkway. Updated front stoop & stairs
- Updated GE washer and Kenmore Dryer convey. Stainless steel laundry sink.
- Updated energy efficient windows. Refinished hardwood flooring. Window treatments convey
- Kitchen: Maytag electric 4 -burner Stove, oversized double ceramic sink, commercial grade faucet, butcher block countertops, Kitchenaid Dishwasher, Kenmore disposer, Tappan refrigerator (no icemaker), ceramic tile flooring, Metal open shelving, 15 pane door to rec room.

Information deemed reliable but not guaranteed

www.matthewmaury.com

Check out dozens of community newsletters, Wood Acres sales date back to 1980 and community Information

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