

# Stuart & Maury, Inc.

Welcome to  
13 AVALON COURT  
Bethesda, MD 20816



*Located on private cul-de-sac beneath magnificent mature trees, this smashing colonial is one of the newer Wood Acres homes built by Paul Greenberg in the early 1980s. This much sought after model features more than 3350 square feet of finished living space, a table space kitchen, two-car garage and a great master suite. The hardwood flooring on the first floor was just refinished in April of 2015 and the home was completely painted inside at the same time. The carpeting is new this Spring as well, and so are the updates in the baths. A home of great taste and charm. With a dramatic first floor family leading to a deck in the trees, this home is an unmatched opportunity. Enjoy!*

*WOULD YOU LIKE TO KNOW MORE ABOUT THE COMMUNITY OF WOOD ACRES? Albert Walker's Wood Acres Construction Company from 1940 through the late 1950's built this harmonious collection of 400 homes. In 1980-'83, builder Paul Greenberg completed the community with the addition of 13 Colonials built on land owned by Albert Walker's wife. The rolling terrain and the magnificent trees provide for a setting that is the equal of any community in Bethesda. But the community is more than brick and mortar. This is a community where people really do know their neighbors, where there is an intense pride in being part of a community. The homes are meticulously cared for and have weathered the decades gracefully.*

*Community life is enhanced through the efforts of the Wood Acres Citizens Association. This community organization has been in continual service since the inception of the community 50 years ago. Wood Acres sponsors a fabulous 4th of July celebration each year, featuring a parade of homemade floats, decorated bicycles, and fire engines. Thousands attend and while the event is specifically staged for the benefit of the community, we usually attract hundreds of past Wood Acres residents who have never really left the community...in their hearts! At Halloween and the Holiday season the children are visited by the Great Pumpkin and Santa, a Spring House Tour attracts hundreds and a newcomer's party each May gives us a chance to meet our new neighbors. Does it sound too good to be true? Ask anyone who lives in Wood Acres. They'll tell you how special it is! It is simply a great place to live.*

<b>Price:</b>	\$1,095,000	<b>Lot Size:</b>	11,953 sq. ft.
<b>Legal:</b>	Lot 8 Block 12 Subdivision: Wood Acres	<b>Age:</b>	35 years old approx.
<b>Taxes:</b>	\$11,243	<b>Possession:</b>	flexible
<b>Schools:</b>	Wood Acres Elementary (currently housed at nearby Radnor during renovations), Thomas Pyle Jr. High, Walt Whitman Sr. High.		



### FIRST LEVEL

- Large entrance foyer with hardwood flooring, a coat closet and “sidelights” on either side of the front door. Trak lighting.
- Living room (step down) (17’9” x 12’5”) with crown molding.
- Dining room (12’6” x 10’8”) with crown molding & chair rail
- Table space kitchen (17’3” x 12’10”) with large pantry closet and breakfast bay window overlooking the forest of green & the creek.
- Family room (18’6” x 18’2”) with wood-burning fireplace with raised brick hearth, cathedral ceiling with three skylights, French double doors to the deck and recessed lighting
- Deck across the back of the home.
- Updated powder room (2015)
- Two-car garage with two auto-openers. Built-in shelving.

### SECOND LEVEL

- Master bedroom suite (13’2” x 19’8”) with wall of three double closets, plus five windows!
- Sitting room/office (13’8” x 12’) off the master bedroom with closet.
- Updated Master bath (2015) (16’ x 8’6”) featuring jetted tub, updated floor tile (2015), separate shower, mirrored walls and recessed lighting
- Bedroom #2 (10’6” x 11’6”) (mid right) with double closet.
- Bedroom #3 (back right) (13’3 x 10’3”) with double closet.
- Bedroom #4 (back center) (9’9” x 10’) with double closet.
- Updated Full hall bath (2015) with tub. Hallway has a linen closet and attic hatch, plus a unique “overlook” of the family room.

### LOWER LEVEL

- Daylight recreation room (29’ x 16’4”) with an out-of-ground window, wall-to-wall carpeting (2015) and built-in shelving. Sliding double doors to back yard.
- Front room with some finishing (12’4” x 12’4”)
- Two utility closets, Laundry/utility room with a large under the stairs closet.
- Full bath with tub.
- Bedroom #5 (10’2” x 11’5”) with out of ground window and closet.
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### SPECIAL AMENITIES

- **Hardwood floors on first floor refinished April of 2015!**
- **Interior painted April of 2015.**
- **New carpeting installed in upper level and lower level in April ’15.**
- **Modern table space kitchen:**
  - a) Whirlpool refrigerator /freezer
  - b) Whirlpool dishwasher. c) Kitchenaid disposer
  - d) Two plant atrium windows.
  - e) 4-Burner GE stainless steel gas cooktop installed new **in April ’15.**
  - f) GE built-in stainless steel microwave oven installed new in **April 15**
  - g) Abundant cabinets and counter space h) Frigidaire wall oven.
  - i) Hardwood flooring, installed new in **April ’15.**
  - j) Pantry closet, trak lighting.
- Big deck.
- Two-car garage with automatic garage door openers and shelving at the back of the garage, plus direct access to family room.
- Carrier gas forced air furnace & electric central air conditioning
- 50-gallon Whirlpool hot water heater.
- Six panel doors and storm windows. Verizon FIOS hookups.
- GE washer and dryer convey.

**Please note:** Information deemed reliable but not guaranteed. Room sizes are approximate, please verify if critical.

A Virtual Tour and photos of this fine home can be seen at [www.matthewmaury.com](http://www.matthewmaury.com).

**Listing Agent:**

**Matthew Maury**

**The #1 agent in the 20816 for THIRTY consecutive years**

**Over \$770,000,000 in career sales**

**Please visit [matthewmaury.com](http://matthewmaury.com) to view a unique video on the Wood Acres community.**

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