

**3421 University Blvd W #204
Kensington, MD 20895**

“Kensington Terrace”

Welcome to this large two-bedroom condominium featuring an open floor plan, large windows, generous closet space, patio, reserved parking, and low monthly fee. The renovated kitchen and baths, along with the refurbished wood floors and new carpeting, combine to make this an excellent value in today's hot real estate market. **But maybe best of all, it is walking distance to shopping, Metro, MARC train, groceries, restaurants, and much more!** So, enjoy your visit and see why people view Kensington Terrace as one of the best values in Kensington.

List Price:	\$195,000	Age:	60 Yrs (Built in 1962)
Living Space:	758 square feet	Condo Fee:	\$491.32 per month
Possession:	At Settlement	Taxes:	\$1,823.84

Floor Plan and Amenities:

- Living and dining room areas with large picture windows and exit door to patio.
- Renovated kitchen with new gas stove, refrigerator, dishwasher, sink, faucet, re-faced cabinetry, floor, and Corian counters.
- Two large bedrooms with generous closet space (one with walk-in).
- Private patio overlooking common area green space.
- Lower level with 2 full-size washers and dryers and additional storage space.
- Reserved parking space (space #42) and multiple guest parking spaces.
- Close to Metro, MARC train, shopping, restaurants, and historic “old town” Kensington.
- Condominium Fee is \$491.32 per month and includes water/sewer, trash and snow removal, landscaping, master insurance policy, common area maintenance, professional property management, parking and reserve fund.

Please note: All information deemed reliable, but not guaranteed. If school assignments are critical, please verify independently.



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The Hometown Touch

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