

**204 Oxford Street  
Chevy Chase, MD 20815**

**"Martin's Addition"**

Sited on almost a ¼ acre lot, this charming brick colonial is situated on a quiet street in desirable Martin's Addition. The first floor of the house features a living room with fireplace, generous sized dining room, galley-style kitchen, modest half bath, and a family room with a wall of windows overlooking the private backyard. Upstairs there are 3 bedrooms and one-and-one-half bath, and 3<sup>rd</sup> floor room with four skylights. The basement is open and has a utility area, laundry room, and a one-car garage. The backyard offers a covered porch, flagstone patio, stone retaining wall, and huge fenced yard. The location is excellent, as it is near Rock Creek Park and the shops and restaurants along Connecticut Avenue. The large lot offers pleasant views and lends itself to an exceptional opportunity to create a "forever" home in one of the premier neighborhoods of Chevy Chase.

**MAIN LEVEL**

- **Entrance Foyer** with light fixture and coat closet
- **Living Room** with wood-burning fireplace, large windows, and door to backyard
- **Dining Room** with chair rail molding, light fixture, and windows
- **Kitchen** with electric stove, dishwasher, refrigerator, window, and overlooking the family room
- **Family Room** with wall of windows overlooking the backyard, cathedral ceiling, fan, and exit to porch
- **Powder Room** with pedestal sink, mirror and light
- **Covered Porch** with concrete floor and stone patio, both overlook the private backyard

**UPPER LEVEL**

- **Primary Bedroom** with closet, ceiling fan, windows, and private half-bath
- **Bedroom #2** with closet and windows
- **Bedroom #3** with closet, light fixture, and windows
- **Hall Bath** with tub, sink, toilet, and window
- **Bedroom #4** top floor bedroom with closet, track lighting, four skylights, and windows

**LOWER LEVEL**

- **Recreation Room** with closet and window
- **Utility and Laundry Rooms** with washer, dryer, sink and windows
- **One-Car Garage** with windows

**SPECIAL FEATURES**

- Roof, electric panel, gas boiler, and gas hot water heater (all updated within the last 7+/- years)
- Wood flooring, chair molding, and arched entrance ways, wood-burning fireplace
- One-car garage, rear covered porch, fenced backyard and stone walkways
- Located in quiet, southern section of Martin's Addition (governed municipality, office on Brookville Road)
- House and property to be sold in strictly "AS-IS" condition (A/C services 1<sup>st</sup> floor & basement only)

**Price:** \$1,455,000 **Taxes:** \$11,801/year **Lot Size:** 10,081 sq ft (.23 acres) **Year Built:** 1931  
**Schools:** Rosemary Hills/Chevy Chase ES, Silver Creek MS, B-CC HS

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