

Stuart & Maury, Inc.

Presents for sale

12600 Eldrid Court

Silver Spring, MD 20904



This brochure describes a truly unique and valuable real estate opportunity. The stately home pictured above is nestled onto a prime cul-de-sac lot in the desirable neighborhood of North Springbrook. One of the largest lots in the neighborhood at 1.2 acres, the site was hand-picked by its owner who was one of the developers of this part of the neighborhood. Its appeal is enhanced by the fact that it backs to the Northwest Branch Park and stream. Because of the angles created by cul-de-sac lots, the back yard is wonderfully private without another house in sight. As if that alone is not special enough, the 1.08 acre lot next door is also for sale and may be purchased as a package with this house. A more idyllic setting would be a rare find indeed!

The house is a traditional colonial with four bedrooms and two baths upstairs and a circular flow among the spacious rooms on the main level. There is a bright and pleasant recreation room on the lower level with French doors opening onto the lower patio. Please enjoy your visit and thank you for your interest.

Price:	\$469,000	Lot Size:	1.2 acres
Legal:	Lot 35 Block E North Springbrook	Age:	Built in 1963
Taxes:	\$4,922.08	Possession:	At settlement

REAL PROPERTY TAX AND OTHER NON-TAX CHARGES THAT A NEW OWNER CAN EXPECT TO PAY IN THE FIRST FULL FISCAL YEAR OF OWNERSHIP ARE ESTIMATED TO BE \$5,193.48.

Schools: Jackson Road Elem., White Oak Middle, NEC (Springbrook) High
(Confirm with MCPS at 240-314-4710)

Represented by

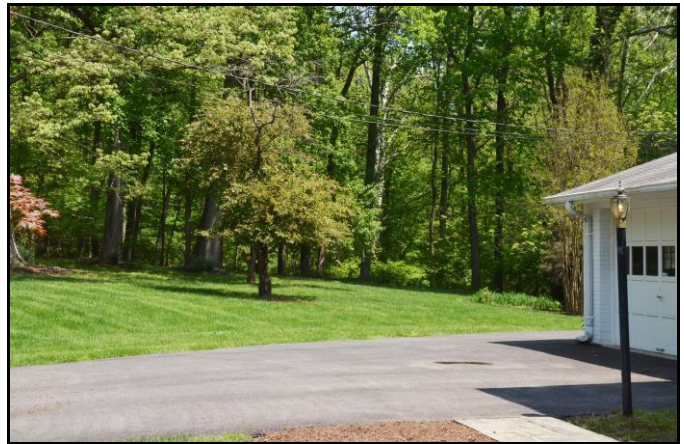
ROBERT JENETS

President & Principal Broker

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MAIN LEVEL

- Foyer, ceramic tile, coat closet
- Living Room with bay window
- Dining Ell with bay window
- Kitchen, updated with dark cherry cabinets, a greenhouse window over the stainless steel sink, JennAir downdraft cooktop and griddle, two Thermador wall ovens, KitchenAid Dishwasher and Trash Compactor, Amana Refrigerator with icemaker and a cozy bay window breakfast nook
- Family room open to the kitchen with a gas fireplace, exposed beam ceiling, sliding French doors and a glass wall panel for warm enjoyment of the pastoral view across the patio to the expansive lawn and natural green splendor
- Library with extensive bookshelves
- Powder Room
- Two-car garage with two automatic door openers

SECOND LEVEL

- Master Bedroom with walk-in closet, hardwood flooring
- Master Bathroom, bathtub/ shower
- Bedrooms #2, #3, #4 with hardwood flooring, ample closet space
- Bath in the hall, bathtub/ shower
- Linen Closet

LOWER LEVEL

- Recreation room with built-in bar and French doors to the lower patio
- Unfinished laundry and utility room

Please note: Information deemed reliable but not guaranteed

ROBERT JENETS

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More information, pictures and disclosures for the property can be found at my website:

www.RobertJenets.com