



6005 Wynnwood Road

BETHESDA, MD 20816

\$869,500



Exuding the irresistible charm that characterizes Wood Acres homes, this classic colonial has been enhanced with a dramatic, cathedral ceiling kitchen addition. Entering into the warmly welcoming living room, the circular flow leads all the way around through the main level den. The newly improved screened porch is not to be missed and provides access to a lovely patio in the rear garden. Three bedrooms on the second level and a finished basement complete this precious jewel box of a home that is only steps away from renowned Wood Acres Park! It is also noteworthy that the home is served by Whitman High School.

Property Details

3 Bedrooms
2 Bathrooms
1 Half Bath
Approx. sq. ft.
of finished living area

Lot size: 7,012 square feet (.16 ac)
Real property tax and other non-tax charges that a new owner will expect to pay in the first full fiscal year of ownership are estimated to be \$9,158.67

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*All information deemed reliable,
not guaranteed.*

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Maury, Inc.**
Realtors

Wood Acres has a stellar reputation as one of the most desirable areas of Bethesda, known for attractive brick colonials lining its shady neighborhood streets. The atmosphere in Wood Acres is friendly and there is a spirit of community that makes people proud to live here. The neighborhood elementary school was essentially rebuilt in 2002 and reopened this school year after yet another expansion. This unique Montgomery County school has its own observatory and the park behind the school is a "Norman Rockwell" setting for children of all ages. You may have even heard about the fabulous Halloween festivities or the old-fashioned Fourth of July parade and picnic that are famous in this part of Bethesda. Owning a home in Wood Acres gives you more than just a building with some rooms in it – you get the warm feeling of belonging that comes with being part of a wonderful tradition that has been carefully nurtured by its residents for a very long time. It's an excellent place to live and you will love it!

Life along the Massachusetts Avenue/River Road corridor is good and those of us who live here find it to be just the right blend of suburban tranquility and close-in convenience. Enjoy the arts and crafts at **Glen Echo Park** or a walk along the **C&O Canal** towpath or take the **Crescent Trail** into downtown Bethesda or Georgetown. Not bad!



- ◆ Exciting Kitchen addition has peaked ceiling with an arched window overlooking the lush green back garden, hand crafted high gloss white Heritage custom cabinetry, a white Blanco sink plus a prep sink, Corian counters with a cute rounded breakfast bar, stainless steel appliances including a 4-burner gas stove, GE Profile combination microwave/convection oven and dishwasher, refrigerator and a pantry
- ◆ Wood burning fireplace in the Living room flanked by attractive leaded glass windows
- ◆ Relaxing Screened Porch, recently refreshed with porcelain plank tile floor and bead board ceiling
- ◆ 3 Bedrooms on the second level, including the Master Bedroom with en-suite shower bath, upgraded closets
- ◆ 2 1/2 Baths—2 upstairs and a Powder room on the main level (Toto toilets!)
- ◆ Separate Dining room & Main level Den
- ◆ Finished Family room on lower level
- ◆ Driveway for two cars off-street parking
- ◆ Slate roof and brick exterior
- ◆ Gas heat, gas water heater, Central A/C
- ◆ Only few steps to bus stop, Wood Acres Elementary School and Wood Acres Park!
- ◆ Convenient to the Crescent Trail, Westbard Shopping Center, Whole Foods and an easy commute to downtown DC

