

Stuart and Maury Inc. Realtors

**Welcome to
6105 GLOSTER RD.
Bethesda, Md. 20816**



The community of Wood Acres has 404 original homes built in the 1940s and 1950s. Of these, 131(just about 1/3 of the community) now have two-story or three-story additions (yes, we counted!) Early this year, a home on Woodacres Dr., featuring four bedrooms and three baths upstairs, attracted four offers within 48 hours of coming on the market. The value in this outstanding sought after community is deep and lasting.

So here you have a unique opportunity. This wonderful, enhanced colonial, has just been significantly renovated. The home has well over 2000 sq. ft of living space, and stunning upgrades everywhere you look. This superior residence, built in 1956 (one of the last Wood Acres homes built) with the larger original bedrooms and a slightly larger footprint throughout, has been enhanced with a terrific family room with an open pass thru window to the kitchen. You can be preparing dinner and keep an eye on the kids doing their homework! And there is room for a breakfast table in the convenient bay window with bench seating as well. Both the living room and dining room have added bay windows, enhancing their size and light. The master suite addition upstairs features a walk-in closet and a large third full bath with a jetted tub and separate shower. The lower level of the home features a full bath and a finished recreation room.

The improvements poured into this fine home are evident everywhere. A careful reading of the detail on page two of this fact sheet will reveal tens of thousands of dollars in just completed improvements! Enjoy.

A FEW WORDS ABOUT WOOD ACRES... from 1940 through the late 1950's Albert Walker's Wood Acres Construction Company built this harmonious collection of 400+ homes. Every original Wood Acres home is a colonial, built with brick, plaster walls, hardwood flooring and the care and pride of an era gone by. 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, weathering the decades gracefully.

There is also the gorgeous Woodacres Park, renovated and enhanced, where many in the neighborhood come to play. Woodacres Elementary is adjacent to the Park and was completely rebuilt brand new, re-opening in 2002. The school district of Walt Whitman High School and Thomas Pyle Middle School is one of the most sought after in the nation. The home is minutes from Glen Echo Park, C&O Canal and the Crescent Trail. And what's more – public transportation to the Friendship Heights Metro stop and downtown D.C. is just blocks away.

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 64 years ago. Wood Acres sponsors a fabulous 4th of July celebration each year, featuring homemade floats, decorated bicycles and fire engines. It's a scene right out of a Norman Rockwell painting. 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 is held occasionally and a newcomer's party each year 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 will tell you how special it is! It is simply a great place to live.

Price: \$1,025,000
Lot Size: 8333 square feet
Legal: Lot 14 Block 18
Subdivision: Wood Acres

Age: Built in 1956
Taxes: \$9366 ('13-14)*
Schools: Woodacres/Pyle/Whitman
Possession: Immediate/flexible

*Estimated real property tax and other non-tax charges a new owner will pay in the first full fiscal year of ownership.



FIRST LEVEL

- Entrance area with larger openings and decorative pillars.
- Living room (extended to 22'8" x 11'2" with the addition of the gorgeous bay window), wood-burning fireplace with marble surround, recessed lighting, built-in wall of shelving/cabinets & crown molding.
- Dining room (extended to 14'4" x 11'2" with the addition of the bay window with crown molding, chair rail, applied molding, and lighted wall sconces.
- Modern, spacious kitchen (one of the largest original kitchens built in Wood Acres) (see below for exciting details)
- Powder room with pedestal sink, updated light and mirror, hardwood flooring, beaded walls. Storage shelf too.
- Back mud room with built-in hooks and "boot shelves." The back door is a full-view 15 pane replacement door.
- One car garage with Craftsman automatic opener and built-in shelving & cabinet.
- Family room addition (20'5" x 15'6"-at widest points, aprx. 315 sq. ft) a wall of built-in cabinets and shelving, crown molding, hardwood flooring, recessed lighting, door to back yard, open pass thru to the kitchen, breakfast bay window with bench seating (storage underneath).
- One of the largest patios in all of Wood Acres, w/ a basketball hoop as well.

SECOND LEVEL

- Master bedroom addition (13'4" x 16'4" at widest points) with ceiling fan, beaded high ceilings, recessed lighting, Palladian window, large walk-in closet, wall of built-in cabinets.shelving plus desk and matching chair, central heating cooling by 2nd zone system. two lighted wall sconces too.
- Private full master bath with Corian topped vanity, ceramic tile, recessed lighting, high ceiling, large jetted tub, separate stall shower, decorative window & new light.
- Original master bedroom #2 (over living room) (17' x 11'2") with ceiling fan, two closets and three windows. This room has a private full bath with shower, and pedestal sink, renovated in **2014 with reglazed tile, new ceramic tile flooring, new commode, new sink and top, new light and mirror.**
- Bedroom #3 (over garage-the largest original second bedroom ever built in wood Acres) (11'2" x 16'9") with ceiling fan, two closets and window seat.
- Bedroom #4 (front center) (10'5" x 11'3") with chair rail.
- Updated full hall bath (**2014**), **with reglazed tile, new vanity/top/mirror & light.**
- Pull-down attic stairs (second zone heating and a/c located up there).

LOWER LEVEL

- Finished recreation room (16'6" x 18'8) with ceramic tile flooring set on a diagonal, built-in shelving, two closets, recessed lighting.
- Full bath with bathtub.
- Utility room with laundry facilities and built in shelving. Washer and dryer convey. Extra storage cabinets and second GE refrigerator convey.

SPECIAL AMENITIES

- **The entire outside of the property was professionally painted in May of 2014.**
- **The entire inside of the property was professionally painted in May of 2014.**
- **The entire roof was professionally replaced with Certainteed roof shingles in May of 2014.**
- **All interior hardwood flooring was professionally refinished in May of 2014.**
- **The upstairs original master bath and hall bath tile was professionally reglazed by Porcelite in May of 2014.**
- Gas forced air furnace and electric a/c is a two zone system. The heating and cooling system for the main house was replaced in **2008**. The second zone is for the addition and is working fine but is now older.
- 50-gallon Ruud hot water heater. GE basement refrigerator conveys.
- Storm windows and front storm door for added energy efficiency.
- GE washer and dryer convey.
- **Security system conveys (as is).**
- Landscaping in the front, side, and partially in the back and regrading of the perimeter was completed in **May of 2014.**
- **Quality construction.** The original home was built with copper supply water piping. Gorgeous hardwood flooring, a quality interior trim package featuring real wood six panel doors. The additions have been completed with care as well.

- * Large flagstone patio off family room, You can walk straight up Gloster Rd to the magnificent Wood Acres Park in less than five minutes.
- * **Modern updated kitchen:**
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 - a) Thermador stainless steel four burner gas stove (**installed new in 2004**)
 - b) GE stainless steel refrigerator/freezer with indoor ice & water (**brand new May 2014**)
 - c) GE stainless steel dishwasher (**installed new in 2014**)
 - d) GE stainless steel built-in microwave oven (**brand new May 2014**)
 - e) Abundant cabinetry with replaced brushed nickel hardware. Glass door cabinetry over double stainless steel sink.
 - f) Hardwood flooring.
 - g) Full view 15-pane backdoor to the backyard.
 - h) Granite countertops
 - i) Under the cabinet accent lighting.
 - j) Open pantry style shelving.
 - k) Recessed lighting and decorative tile backsplash!
 - GE dryer and GE washer convey.
 - Circuit breaker electrical panel.
 - Fenced backyard. Bar-B-Q gas grill hookup.
 - The family room, living room and master bedroom all have built-in speakers which can be integrated into a stereo system. The family room has both ceilingspeakers and wiring for shelf speakers for a “surround sound” effect, if desired.

Information deemed reliable but not guaranteed. If room sizes or dates (which are approximate) are critical please verify. The dates and costs of improvements are obtained from owners records and believed to be accurate, but please verify independently if any information is deemed critical. Please verify schools independently with the MCPS.



Listing agent: MATTHEW MAURY
The #1 agent in the 20816 ZIP code for 29 years in a row.
Over 370 Wood Acres homes sold.
Over \$750,000,000 in career sales during a 33-year career.

Office: 301-654-3200 Cell: 301-928-8686

For a Virtual Tour, Disclosures, Info on Wood Acres history, Covenants, and
Guidelines and a wonderful **video** about Wood Acres:
www.matthewmaury.com - **Click on Wood Acres**