



Excellent location

- 6-7 blocks to two red line metros (Tenley AND Friendship Heights)
- 6-7 blocks to Whole Foods, Starbucks, and new Tenley library PLUS restaurants and shops along Wisconsin Avenue
- 8 blocks to Wilson Aquatic Center and Wilson track plus summer concerts at Fort Reno
- 6 blocks to Fort Bayard Park

Ideal Interiors

- Original hardwood floors through-out
- Living room with wood-burning fireplace and NEW plantation shutters (2012)
- Main level bedroom currently being enjoyed as a TV room/ den (with en suite full bath)
- Dining Room with NEW contemporary chandelier (2012)
- NEW remodeled kitchen (2013) features granite counters, ample storage (including pantry closet), and new stainless steel appliances including ultra-quiet Bosch dishwasher
- Two upstairs bedrooms each with a closet
- Terrific and easy storage in attic
- Three full bathrooms (one on each floor)
- Finished walk-out lower level with two exits
- Central air-conditioning (electric) and heating (NEW gas forced air furnace and programmable thermostat -- 2013)
- NEW 200 amp circuit-breaker electrical panel and new service wire (2012)
- NEW full-size front loading washer and dryer plus new tub sink (2012)
- NEW window treatments throughout

List Price: \$724,000
Taxes: \$5384
Year Built: 1937

Great Outdoors

- Fully-fenced (2012) grassy, flat yard with all new sod and flower beds (2013)
- Rear shed with its own 220 amp sub-panel offers plenty of storage or the ideal spot for a work-shop

Information deemed reliable but not guaranteed.



4833 Bethesda Ave. Ste 200
Bethesda, Maryland 20814
301-654-3200 301-656-6182

www.rochellerubin.com

Office: 301-654-3200

Cell: 202-316-5591



Licensed in D.C. and Maryland



4812 43rd Place, NW

Blocks that Rock

American University Park

Ideally situated on a quiet street in sought-after AU Park, this brick cape cod features three bedrooms and three full baths divided across three levels and boasts improvements including a remodeled and all-new kitchen with stainless steel appliances and granite counters and a newly-fenced and freshly sodded green side yard. Only a short walk to Tenleytown/ AU and Friendship Heights metros, Wisconsin Avenue shopping and dining, multiple parks, as well as the **free** neighborhood pool.... This home is a true stand-out.