

Stuart & Maury, Inc. Realtors

WELCOME TO
5504 KIRKWOOD DR.
BETHESDA, MD. 20816



Meticulous care, superb construction, and tasteful, well-planned improvements are the benchmarks of quality in this superb Kettler Springfield Split. The flat fenced rear yard is exceptional with superior plantings and continuous attention. This home is the larger version of the Springfield split, with four bedrooms on the second floor and a mid-level with both a daylight family room and a private den. The oversized one car garage and the lowest level afford excellent storage opportunities. Enjoy!

This fine home is located just a few blocks away from rebuilt Woodacres Elementary School, completed in 2002, one of the most highly regarded elementary schools in the County.. The home is located in the sought after and nationally recognized Walt Whitman High School District. The middle school of Thomas is the number one test scoring middle school in the State of Maryland.

Woodacres Park, situated just behind the school, was renovated in 2001 with all new playground equipment. The Park features three ball fields, tennis courts, a basketball court and abundant green space, perfect for walking the dog or getting some exercise. On a snowy day, you can walk to the Westbard Shopping Center, located at Ridgefield Rd. and Westbard Avenue. There's a Starbucks and a state of the art Giant Gourmet Grocery Store, the flagship of the chain. The newly renovated bowling lanes of Strike's beckon as does a Radio Shack, a Chinese food carryout, a barber shop and many other convenient vendors. The Springfield community is just a mile or so to the D.C. line and can be accessed by Metro buses on both River Rd. and Massachusetts Ave. Ride-On buses are similarly close. Bus schedules indicate that the Metrobus on River Rd. will get you to the Friendship Heights Metro stop in a scheduled seven minutes!

Finally, over the decades, Springfield has been home to a wide array of interesting and special neighbors. Secretary of Defense Melvin Laird, who served in the Nixon administration, lived on Kirkwood Dr. Senator John Rhodes, the minority whip from Arizona, lived on Pollard Rd., Congressman John Anderson, who ran as an independent for President in 1980, lived on Ogden Rd., Sen. Edmund Muskie, the 1968 Democratic vice-presidential nominee, lived on Albia Rd. The list goes on and on, Sen. Griffin from Michigan, Congressman Edwards from Alabama, the head of the AFL-CIO, the US District Court Judge, a high ranking Obama Cabinet officer, have all made Springfield/Westwood their home over the years. Enjoy!

Price:	\$875,000	Lot Size:	9375 sq. ft.
Legal:	Lot 31 Block 15 Subdivision: Springfield	Age:	Built in 1957
Taxes:	\$10,176*	Possession:	Flexible
Schools:	Wood Acres Elementary, Thomas Pyle Jr. High, Walt Whitman Sr. High		

*Tax fiscal year 2009, estimated property tax and non-tax charges in the first full fiscal year of ownership.

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BETHESDA, MD 20814



FIRST LEVEL

- Entrance hall with coat closet and laundry chute at top of stairs.
- Living room (20' x 13') with fireplace, four bright windows and decorative shelf.
- Dining room (12' x 11'2") with chair rail and crystal style chandelier.
- Modern table space kitchen (12'7" x 17'10"-at widest points) see below for details.

SECOND LEVEL

- Master bedroom (13'2" x 16'4") with walk-in closet.
- Master bath with shower. Updated window, mirror, lighting, sink, fixtures and commode.
- Bedroom #2 (front mid corner (10'4" x 14'4") with double closet.
- Hall bath with tub. Updated commode, light, mirror, window, sink, and fixtures.
- Bedroom #3 (10'10" x 11'4") with double closet.
- Bedroom #4 (back left corner) (10'7" x 11'4") with double closet.

MID-LEVEL

- Family room (22'4" x 13') with raised brick hearth fireplace, wall to wall carpeting, and paneled walls.
- Den (9'11" x 15') with built-on shelving with daylight window. There is an appealing wall of built-ins and wall to wall carpeting as well.
- 1-car garage with automatic garage door opener and two windows.

LOWEST LEVEL

- Recreation room with full bath with tub. Three storage closets, wall to wall carpeting, laundry facilities, and furnace closet.

SPECIAL AMENITIES

- **Quality construction!** Plaster walls, hardwood floors, brick exterior, copper supply water piping, real wood six panel doors, fine mill detailing, in short a superbly built home.
- **Modern table space kitchen**
 - a) Amana side-by-side in-wall refrigerator/freezer.
 - b) GE Potscrubber dishwasher.
 - c) GE 4-burner electric cooktop.
 - d) GE microwave (2009).
 - e) Insinkerator, large window overlooking rear yard, stainless steel double sink.
 - f) Classic, gorgeous Maple cabinetry.
 - g) Vinyl flooring, Corian counters, and decorative tile backsplash.
 - i) Door to rear yard.
 - j) Cathedral ceiling with exposed beams
 - k) Jenn-Air wall oven.
 - l) Pine paneled ceiling above the table space.
- Exterior paint job in **2008 (\$3,555.00)**.
- Gas forced air Bryant furnace w/humidifier (as is), and electric central air conditioning.
- **Hardwood flooring professionally refinished in Dec 2009 (\$2500)**.
- New front flagstone walk installed in **2006**.
- Fenced rear yard (side fencing replaced in **1999**).
- GE dryer (2009) and Maytag washer convey.
- Updated circuit breaker electrical
- 50-gallon Rudd hot water heater.
- Storm windows, storm doors, Z1100 security system.
- Walk-up staircase to storage attic (well insulated too!).

Please be advised: Information deemed reliable but not guaranteed. The dates of improvements and the costs of such improvements are collected from owner's records. They are in some cases estimates and should be verified independently if the information is deemed by the purchaser to be critical. If room sizes are critical please verify independently. Please verify schools independently with the public school system at 301-279-3331. **The following items convey "as is": furnace humidifier, basement refrigerator and front post lamp. Please be advised that there is no central heat/a/c in the mid-level den.**

Pictures of this fine home can be seen at www.matthewmaury.com. Please click on the picture on the introduction page. All appropriate disclosures can be obtained at the above web site as well.

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