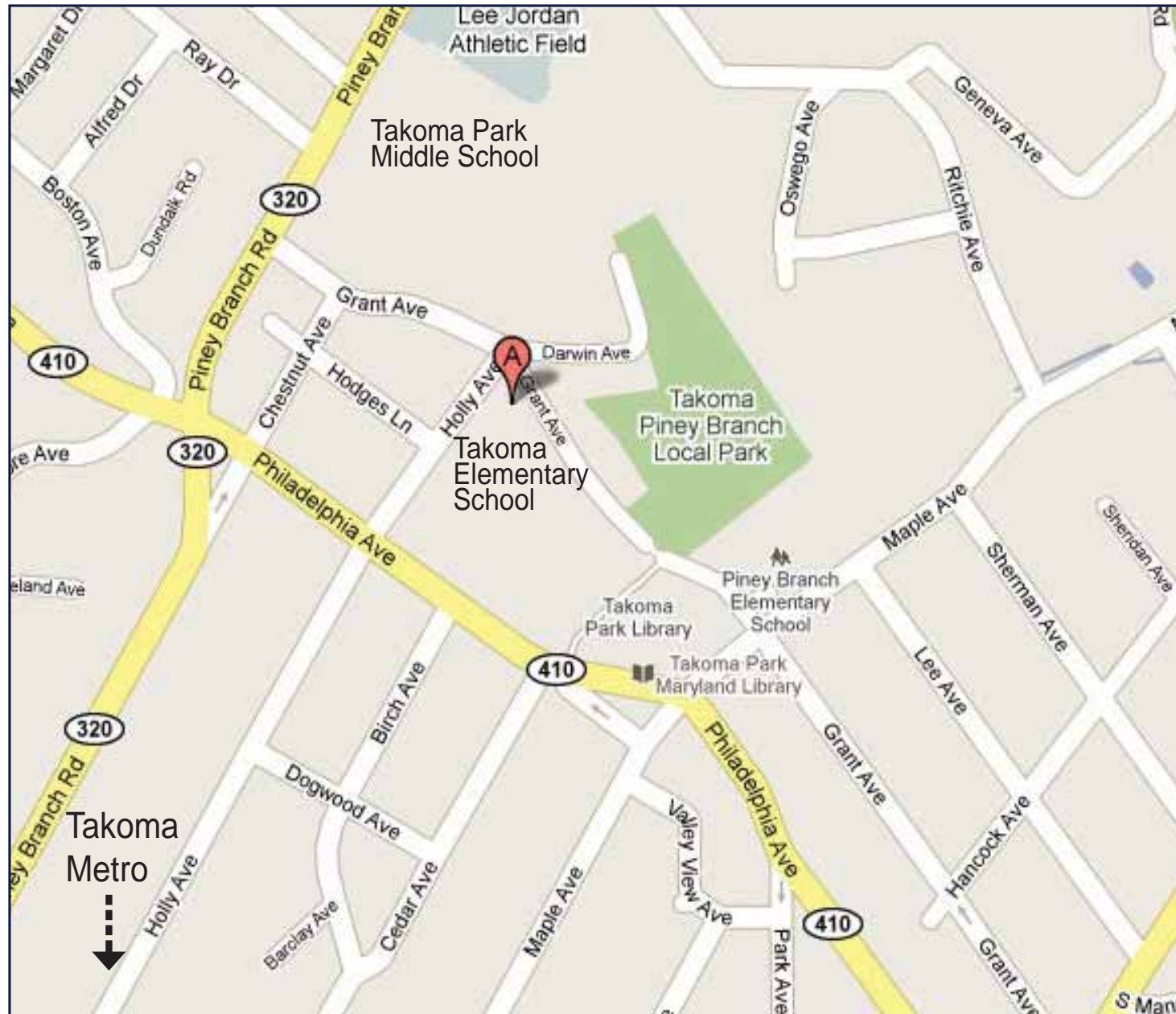


234 Grant Avenue
Takoma Park, Md 20912



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Offered at \$465,00

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All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.



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Specializing in the marketing
of fine residential properties.

This classy, cheerful home is a wonderful combination of charm and convenience, located walking distance to the best of Takoma Park -- the Metro, schools, restaurants and shops. It has been maintained and improved with quality, style and function. The flexible floor plan features a family room addition off the updated kitchen, a separate dining room, light-filled living room, two bedrooms and a bath on the main floor. The owners' children used the second floor as a playroom, slept in the lower level rooms and walked to school. The generous sized yard invites running and ball play, gardening, grilling, or just plain reclining with a good book.

FIRST LEVEL

- Living Room with ample windows
- Dining Room with chair rails
- Remodeled Kitchen with new stainless refrigerator and stove
- Airy and light Family Room with breakfast area, 6 windows, exposed brick wall and door to rear yard
- Master Bedroom
- Second Bedroom
- Hall Bathroom with tub shower, new vanity, floor and medicine cabinet

LOWER LEVEL

- Finished, carpeted room with closet and above ground window
- 2nd finished, carpeted room with closet and above ground window
- Updated Hall Bathroom with new floor, pedestal sink and mirror
- Storage area and Utility Room with washer and dryer, new floor and door to yard.

UPPER LEVEL

- Floored attic with 2 windows and staircase

AMENITIES

- Move-in condition
- Generous Family Room/Breakfast Room addition
- Wood floors on first level and attic
- Double pane replacement windows throughout except family room
- Many stylish new light fixtures
- Spacious, level backyard
- Rear boundary of yard is heavily planted for privacy
- New Energy Star Refrigerator and Stove

LOCATION

- The home is .6 miles from the Metro and Carroll Avenue
- Home located on street that dead ends at the Takoma Park Community Center, Library, Municipal and Police offices, Park, Piney Branch Elementary School and Indoor Pool
- Entrance to Takoma Elementary is around the corner on Holly Ave
- Takoma Park Middle School is a block away

ADDITIONAL INFORMATION

- Year Built: 1942
- Air Conditioning: Central Air in main house; wall unit in attic
- Heat: Forced air, gas furnace; electric baseboard heat in family room and attic
- Taxes: \$8,546
- Lot size: 6,044 Sq Feet
- Storm water fee of \$48 in 2009

PRICE: \$465,000

