



**WELCOME TO
5316 Blackistone Road
Bethesda, Maryland 20816**

PRICE: \$1,295,000



Wonderful, classic Westmoreland Hills 5 bedroom 3.5 bath home. This home features large custom-built country kitchen, sunny and bright art studio, gracious living and dining rooms, 3 fireplaces, and hardwood floors. The master bedroom suite was specifically designed for the current owners with soaring cathedral ceilings, his and her closets, and updated bath. Home is one block from access to Crescent Trail, Little Falls Park and Westmoreland Recreation Center. Conveniently located to downtown DC, Bethesda, Tyson Corner, I-495 and I-270.

LEGAL: Lot 9 Block 15 (Westmoreland Hills)
LOT SIZE: 6252 sq ft.

TAXES: \$12,296 (Total Estimated)
YEAR BUILT: 1936

POSSESSION: Settlement

SCHOOLS: Westbrook Elementary, Westland Jr. High, Bethesda Chevy Chase Sr. High

Cabell Reid, LLC. 5803 Gloster, Road, Bethesda, MD 20816 301-263-0880(o) 301-320-9090(f)

ENTRANCE LEVEL: Foyer with coat closet
Living room (20x13) with wood burning fireplace and French doors to porch
Dining room (16x12) with wood burning fireplace, crown molding, recessed lights
Country kitchen custom-built with built-in table, ample counter space and cabinet storage,
studio/all-purpose room (20x12) with cathedral ceilings and unfinished floors
Den (12x 9) with built-in cabinets and shelves, panelled walls
Screen porch
Powder room

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SECOND LEVEL: Master bedroom (17x13) with full bath, cathedral ceilings, wonderful closet space
Bedroom #2 (11x 9)
Bedroom #3 (17x13)
Bedroom #4 (14x11)
Hall bathroom

THIRD LEVEL: Unfinished attic with pull-down stairs

LOWER LEVEL: Recreation room (20x20) opens through French doors to flagstone patio
Family room (15x12) with wood burning fireplace
Bedroom #5 (14x12)
Full bathroom
Furnace/laundry room
One-car garage

Room sizes are approximate. If critical, please feel free to measure.

SPECIAL FEATURES:

Hardwood floors on main and upper levels
Crown molding throughout entrance level
Built-in kitchen eating table
Cathedral ceilings in master bedroom, art studio
Storm windows and doors
Wood sash windows
Flagstone patio off lower level recreation room
One car attached garage
Hall linen closet
1st floor powder room
Formica kitchen countertops
Porcelain kitchen sink
Copper plumbing supply pipes
Flagstone entrance walkway
Circuit breakers
Slate roof

Built-in shelves in panelled den
French doors from living room, den and kitchen to porch
Fireplaces in living, dining and family rooms
Mantels surrounding all fireplaces
Foyer with coat closet
Separate his/her closets in master bedroom
Wet bar in lower level hallway
Recessed lighting
Attic storage with pull-down stairs
Landscaped rear yard
Tile floor in recreation room
Fenced rear yard
Brick exterior
Covered front stoop
Brass door knobs on many room doors
Aluminum gutters and downspouts

MECHANICAL ITEMS:

Weil-McLean gas boiler
Central AC
Maytag washer and electric dryer
GE gas hot water heater 50 gallon
In-sink-erator dishwasher
Extra refrigerator in furnace room

Side-by-side kitchen refrigerator
GE Profile wall oven
In-sink-erator disposal
GE gas cooktop range
Built-in Maytag microwave
FIOS internet installed in home

FOR FURTHER INFORMATION, PLEASE CALL:

JOHN R. SCHOENFELD 301-263-0880(office) 301-320-9090(home)

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED
