



**Welcome to 5204 Gretchen Street,  
Kensington, Maryland 20895  
Offered at \$619,000.00**

#### **Custom Exterior Features**

- New Concrete Driveway and new concrete walkway (2013)
- Professionally landscaped front yard (2013)
- Fresh sodded yard (2013)
- New Entry Door and New light fixture (2013)
- New concrete landing pad-egress lower level (2013)
- Screened-in, covered & renovated porch with new ceiling fan (2013)
- Fresh Paint entire exterior (2013)
- Newer Roof (2004)
- Newer double hung insulated windows (2004)

#### **Custom Interior Features**

- In the Spring, a home renovation included: adding brand new full bath (master suite) and remodeling and renovating two additional full baths-complete with new plumbing. Kitchen renovation includes: all- new stainless steel appliances, granite counter top, breakfast bar, lighting, designer tile backsplash, new hardwood kitchen floor. The renovation includes new lighting (both recessed and fixtures throughout entire home); new interior and exterior doors throughout; built-in bench storage area lower level; new carpet Family Room level; freshly sanded and stained hardwood floors; freshly painted throughout entire home; new brushed nickel hardware; new utility sink (2013)
- Refinished Hard wood floors throughout entire the main floor, the stairs leading to the second Floor, hallway and all bedrooms (2013)
- Lower level family room contains wall-to-wall carpet and a large picture window
- Built-ins in lower level room and a brick, wood burning fireplace
- Grommits are constructed into base of built-ins in Family Room for new home owner
- Recessed lighting installed in Family Room (2013)
- All electrical outlets have been replaced with a tamper resistance for safety control. (2013)
- Wired battery back-up smoke detectors with co2 alarm system (2013)
- Brushed Nickel Hardware throughout entire home (2013)

#### **Kitchen**

- Frigidiaire side by side refrigerator(2013)
- Frigidiaire 4-burner gas cooktop with Electrolux vent/exhaust (2013)
- GE microwave (2013)
- granite counter tops with tile backsplash backsplash and a new stainless steel sink (2013)
- Solid Cherry cabinets
- New granite counter top breakfast bar nook between Dining Room and Kitchen (2013)

#### **Living Room & Dining Room**

- Large room containing newer Bay window (2004)
- New Custom Moulding in Living Room & Dining Room (2013)
- Dining room contains new light fixture and open up to kitchen area with counter top overhang for breakfast bar (2013)

***(flip-over)***

### **Baths**

- Brand new bathroom added to this house (Master Suite) and home received new pvc pipe/plumbing throughout (2013)
- Master bdrm with brand new bathroom; kohler wellworth toilet, moen sink and moen fixtures; granite counter top with solid wood vanity (2013)
- New shower lower level and moen accessories (2013)
- Hall Bath: total renovation, new plumbing, toilet, sink/vanity/tub shower combo (2013)
- Ceramic tile in all baths (2013)

### **Bedrooms**

- 3 bdrms with new doors, new light fixtures, refinished hardwood floors, new electrical outlets/junction boxes (2013)
- Master suite contains a new bathroom (2013)

### **Lower Level**

- Wall to wall carpet on finished part of basement with built in shelves
- Unfinished portion lower level contains: New Utility Sink, H-Vac system, Hot water heater
- Unfinished basement contains storage space and new door walk-out level egress
- Built In Bench System (2013)
- New recessed lighting in Family Room (2013)
- New Full Bath with kohler wellworth toilet, moen fixtures, moen sink (2013)

### **Energy Systems**

- *Heating and Cooling System:* A Carrier high efficiency gas furnace Windmaker 9200 series with electric air filter and separate humidity control.
- 50-gall gas hot water tank (1998)
- Roof & Windows (2004)
- Professionally cleaned/serviced ducts throughout entire home for improved energy efficiency and air quality(2013)



***Work Complete by C.M. Conlan Contractors & Builders Inc. May, 2013***

***Information Deemed Reliable but Not Guaranteed***

**Est. FY 2014 Property Taxes: ~5,000.00/year**



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