

# 13004 Atlantic Avenue ~ Rockville MD 20851

Updated Cape Cod

**\$349,500**

## MAIN LEVEL

### Living Room/Dining Area ~ 15'6" x 11'5"

Track Lighting  
Wood-Burning Fireplace  
Coat Closet  
Access to Patio  
Hardwood Floor

### Kitchen ~ 13'0" x 10'0"

Natural Maple 36" Cabinets  
Caesar Stone Countertops  
Ceramic Tile Backsplash Throughout  
Center Island  
Built-in Desk with Caesar Stone Prep Area  
Kenmore Coldspot Stainless Steel Refrigerator  
Wolf Professional 6-Burner Gas Range  
Stainless Steel Professional Rangehood  
Bosch Stainless Steel Dishwasher  
Built-in Microwave  
Double Stainless Steel Sink with Disposal  
Exposed Brick Chimney Wall  
Marmoleum Floor

### Bedroom 1 ~ 12'0" x 11'10"

Double Closet  
Hardwood Floor

### Bedroom 2 ~ 12'0" x 9'8"

Adjacent Hall Closet  
Hardwood Floor

### Hall Bath

Custom Wooden Medicine Cabinet  
Toto Commode  
Oversize Glass Shower with  
12"x12" Ceramic Tile Walls & Floor

## UPPER LEVEL

### Bedroom 3 ~ 14'3"x12'0"

Dual Walk-in Closets  
Hardwood Floor

### Upper Bath

Openable Skylight  
Sink with Caesar Stone Countertop  
Clawfoot Tub with Shower  
Custom Wooden Built-in Cabinetry/Storage Area  
Ceramic Tile Floor



### Bedroom 4 ~ 13'0" x 7'8"

Closet with Access to Storage Area in Eaves  
Hardwood Floor

### Laundry Room

Whirlpool Front Loading Duet HT Washer  
Kenmore Dryer

## LOWER LEVEL

### Den/Study ~ 12'0" x 6'6"

Storage Closet

### Storage Area ~ 19'6" x 12'9"

### Separate Workroom Area

## AMENITIES

Shingle Roof  
Double Pane Insulated Windows (Wooden, 2002) (Vinyl, 2005)  
Covered Entryway Porch  
Driveway for 2-4 Cars  
Lush Landscaping  
Flagstone Patio  
Trane XV 80 High Efficiency Forced Air Furnace  
Home Warranty

## LEGAL INFORMATION

Estimated property tax and non-tax charges in the first full fiscal year of ownership is: \$4,950

Year Built: 1951      Lot Size: 9,404 sq ft  
Lot: 29                      Block: R

See the Virtual Tour At:  
[www.TakomaHomes.com](http://www.TakomaHomes.com)



Information deemed reliable but not guaranteed.

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