

45 Philadelphia Avenue ~ Takoma Park MD 20912

Terrific Updated Bungalow

\$464,000

MAIN LEVEL

Entry Foyer ~ 11'5" x 9'0"

Chandelier
Hardwood Floor

Living Room ~ 18'10" x 11'5"

Accent Sconces
Woodburning Fireplace
Hardwood Floor

Dining Room ~ 13'7" x 11'6"

Chandelier
Built-in Media Storage Closet
Hardwood Floor

Kitchen ~ 14'0" x 13'4"

Recessed, Pendant and Undercabinet lighting
Picture Window to Rear Yard
Sustainable Beech Cabinets
Granite Countertops
Breakfast Bar at Peninsula (4 Stools Convey)
"Toasty Toes" Heater
Kenmore Range Hood with Light
GE Gas Range with Griddle
Kenmore Dishwasher
Amana Refrigerator with Ice-Maker
Hidden Trash Drawer
Access to Covered Side Entry
Recycled Glass Terrazzo Tile Floor

Hall Bath

Exhaust Fan With Timer
Recycled Glass Terrazzo Tile Floor

AMENITIES

"Exceedingly Well Insulated"
Floored Attic
Burnham Oil Fired Boiler (2003) with Hot Water Radiators
State 50-gallon Gas Hot Water Heater
5 Window Air Conditioning Units Convey
200-Amp Heavy Up Electrical, 95% Rewired
All Copper Plumbing and Replaced Service Line to Street
Rough in for Basement Bath
Porch ~ 28'0" x 8'0"
Shared Driveway



LOWER LEVEL

Built-in Work Bench

Laundry Area

Kenmore Dryer and Washer

Side Entrance and Path to Rear Yard

UPPER LEVEL

Bedroom #1 ~ 15'4" x 13'2"

Ceiling Fan with Light
Window Seat
Closet
Carpet Tiles

Hall Bath

Tub with Shower
Marmoleum Floor

Bedroom #2 ~ 13'1" x 11'8"

Ceiling Fan with Light
Closet
Carpeting

Bedroom #3 ~ 12'2" x 8'0"

Ceiling Fan with Light
Pergo Floor

LEGAL INFORMATION

Year Built: 1923
Lot Size: 4,292 Square Feet
Lot: P782 Block: 1
Estimated property tax and non-tax charges in
the first full fiscal year of ownership is \$6,350.79

See the Virtual Tour At:
www.TakomaHomes.com



Information deemed reliable but not guaranteed.

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