

# 709 Boston Avenue ~ Takoma Park MD 20912

## Beautifully Renovated Rambler

**\$399,000**

### MAIN LEVEL

#### Entry to Living Room

#### Living Room ~ 17'8" x 14'10"

Cathedral Ceiling  
Woodburning Fireplace with Screen and Glass Doors  
Coat Closet  
Hardwood Floor

#### Dining Room ~ 12'0" x 10'4"

Cathedral Ceiling  
Recessed Lighting  
Access to Patio  
Side Door to Yard  
Hardwood Floor

#### Kitchen ~ 12'5" x 12'0"

Silestone Countertops  
Track and Recessed Lighting  
Kenmore Stainless Steel Gas Range  
Kenmore Stainless Steel Dishwasher  
Kenmore Stainless Steel Built-in Microwave  
Kenmore Stainless Steel Refrigerator with Bottom Freezer  
Stainless Steel Sink  
Silestone Breakfast Bar  
Pantry Closet  
Hardwood Floor

#### Bedroom #1 ~ 12'9" x 11'0"

Cathedral Ceiling  
Double Closet  
Built-in Shelves  
Hardwood Floor

#### Hall Bath

Tub with Shower  
Laundry Chute  
Linen Closet

#### Bedroom #2 ~ 11'0" x 10'5"

Cathedral Ceiling  
Double Closet  
Hardwood Floor



#### Bedroom #3 ~ 8'10" x 8'6"

Cathedral Ceiling  
Closet  
Hardwood Floor

### LOWER LEVEL

#### Recreation Room ~ 23'10" x 22'6"

Classic Knotty Pine Paneling  
Wet Bar

#### Laundry Area

Laundry Sink  
GE Washer  
Kenmore Dryer

#### Half Bath

### AMENITIES

Carrier Gas Furnace  
Carrier Central Air Conditioning  
A.O. Smith 40-Gallon Gas Hot Water Heater  
Sump Pump  
Solar Lighting on Exterior Walkways  
Patio ~ 15'9" x 10'6"

### LEGAL INFORMATION

Year Built: 1951  
Lot Size: 5,338 Square Feet  
Lot: 83 Block: 67  
Estimated property tax and non-tax charges in the first full fiscal year of ownership is \$6,787.85

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



Information deemed reliable but not guaranteed.

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