



5705 Birchwood Court

Rockville, MD 20855



Welcome to this spectacular Colonial located on a beautiful 1-acre private cul-de-sac lot! This amazing home has been impeccably maintained and updated by its loving owners! Some of the many wonderful features and amenities include: Gorgeous brand new wood floors throughout the main level, spacious formal Living and Dining rooms, first floor Office or possible Bedroom with access to a lovely updated full Bath, a beautifully updated granite Island Kitchen and cozy Breakfast area all open to the Family room, incredible Sun room addition with 7 sets of sliding glass doors that lead to the huge wrap around deck!

The upper level offers five Bedrooms including a gorgeous Master Suite complete with his and hers walk-in closets and nicely updated Master bath with separate vanities, Jacuzzi tub and private shower area. There is also a large second Bedroom, accessed by a back stair case, with a sitting area, walk-in closet and updated ensuite Bath. There are three additional nice-sized Bedrooms that share an updated Hall Bath. The fantastic fully finished lower level includes a great Recreation room with pool or ping-pong table area, Fitness room, 5th full Bath and totally cool Game room area with its own Kitchenette!

Other great features include a large 3-car side load Garage with lots of additional parking space, huge Deck which is reinforced for a future hot tub, fully fenced rear yard with shed, replacement windows, newer roof and 3 HVAC systems! Situated on a gorgeous 1-acre lot on a quiet cul-de-sac street yet only 3.5-miles to downtown Olney and approx. 6 miles to Metro this spectacular home is just waiting for its next loving owner!



Robert Kerxton

"Your Neighbor in Real Estate"

301.785.9075 (cell) or 240.497.1700 (office)

www.RobertKerxton.com

Information deemed reliable but not guaranteed.



Main Level

- ❖ Flagstone walkway with cozy bench/sitting area flanked by lovely landscaping
- ❖ Gorgeous brand new engineered wood floors throughout
- ❖ Pretty entry Foyer with coat closet and access to updated Bath (full)
- ❖ Spacious formal Living and Dining rooms both with chair rail and crown molding
- ❖ Large Office or potential 6th Bedroom with closet and access to full Bath
- ❖ Updated granite Island Kitchen with two breakfast bar counters, newer appliances including a down-draft cooktop, double wall ovens and microwave, large pantry, wine rack and pretty cabinet accent lighting
- ❖ Cozy Breakfast area with built-in bench seating around the informal dining table (table conveys)
- ❖ Incredible Sun room addition with vaulted ceiling and fan, recessed lighting, built-in speakers and pre-wired entertainment system, beautiful tile floor, 7 sets of sliding glass doors leading to the huge wrap around Deck with outdoor speakers, plus reinforced for a future hot tub
- ❖ Mud/Laundry room with cabinets, wash tub, access to the large 3-car side load Garage and back stair to the awesome 2nd Bedroom suite

Lower Level

- ❖ Huge Recreation room with pool or ping-pong table area, built in bookcases with lighting, large screen TV and console (both convey)
- ❖ Full sized Fitness room with mirrors and closet
- ❖ 5th full Bath
- ❖ Totally cool Game room with Kitchenette, tile floor and back stair leading to the garage



Upper Level

- ❖ Five full Bedrooms and upscale carpeting throughout
- ❖ Wonderful Master Suite with his-n-hers walk-in closets
- ❖ Gorgeous updated Master Bath with granite counters on separate vanities, beautiful tile floor, Jacuzzi tub, plus private shower and toilet area
- ❖ Awesome 2nd Bedroom, accessed by the back staircase, with Sitting area, skylights, walk-in closet and updated ensuite Bath
- ❖ Three additional nice sized Bedrooms that share a lovely updated Hall Bath

Other Great Features & Amenities

- ❖ Built in 1988 – West Olney Park
- ❖ Lovely .96-acre lot (41,900 sq ft) on a beautiful and private cul-de-sac street – Fenced rear yard with brick patio and large shed
- ❖ Awesome Sun room addition with huge wrap around deck
- ❖ Living area sq footage on tax record does not include the Sun room addition. Actual living area is approx. 3,778 + 1,450 finished sq feet on the lower level = 5,200+ total finished sq feet
- ❖ Replacement windows and doors, newer roof and 6" gutters, stainless steel lined chimney, 3 separate newer heat pump systems and newer 80-gallon hot water heater
- ❖ Only 3.5-miles to Downtown Olney and less than 6-miles to Shady Grove Metro
- ❖ Current Schools: Sequoyah Elementary – Redland Middle – Magruder High. Please verify with Montgomery County at 240-314-4710.
- ❖ One Year HMS/Long & Foster Home Warranty for new owner
- ❖ Estimated property tax and non-tax charges in the first full fiscal year of ownership is \$6,232.37 ~ No HOA

List Price \$749,900

