



# 16620 Bethayres Road

Rockville, MD 20855



Welcome to this wonderful expanded 5 Bedroom Colonial located just minutes to Shady Grove Metro and across the street from Blueberry Hill Park! This former Bed & Breakfast sits majestically atop a beautiful corner lot and offers many wonderful features and amenities including: a fantastic two-story addition with a Sun room, main level Bedroom with Bath and multi-purpose Loft. The main house includes pretty wood floors and brand new carpeting throughout, formal Living and Dining rooms, updated Kitchen with granite counters, stainless steel appliances, tile backsplash and floor, large pantry and Breakfast area with nice views of the rear yard, step down Family room with beamed ceiling and fireplace, plus a large laundry room.

The upper level offers a nice sized Master Bedroom with ample closet space and private Bath, plus three additional Bedrooms that share a Hall Bath. The finished lower level has a Recreation room, Den or Bonus room with closet and Storage/Utility room with exit to walkup stairs. The gorgeous outside includes a stone Patio with multiple sitting areas, relaxing waterfall, putting green, walking paths and more. Other features include a large 2-car garage with extra storage space, double paned windows, plus 2-zoned heating and air conditioning with efficient natural gas. Located on a beautiful .35-acre lot just a short walk or drive to Metro and directly across the street from lovely Blueberry Hill Park this fantastic home is just waiting for hits next loving owner!



**Robert Kerxton**

*"Your Neighbor in Real Estate"*

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*Information deemed reliable but not guaranteed.*



## Main Level

- ❖ Foyer entry with wood floor and coat closet
- ❖ Formal Living room with pretty wood floor and lots of natural light
- ❖ Dining room with wood floor, chair rail, crown molding and sliding glass door to the lovely rear Patio
- ❖ Updated Kitchen with granite counters, stainless steel appliances, tile backsplash, large pantry, ceramic tile floor and Breakfast area with nice views of the rear yard
- ❖ Family room with beamed ceiling, fan, gas fireplace and brand new carpeting
- ❖ Powder room and large Laundry room with washtub and extra cabinets

## Two-Story Addition

- ❖ Entry from the main home, garage or back Patio ~ Separate HVAC system
- ❖ Fantastic Sun room with vaulted ceiling, fan and ceramic tile floor
- ❖ Main level Bedroom Suite with large closet, ceiling fan and private Bath
- ❖ Upper level multi-purpose Loft with built-in bookcases, ceiling fan and two convenient storage areas

## Upper Level

- ❖ Pretty wood flooring throughout
- ❖ Nice sized Master bedroom with ceiling fan and ample closet space
- ❖ Master bath with shower
- ❖ Three additional Bedrooms all with ceiling fans
- ❖ Hall Bath with tub/shower ~ Hall linen closet



## Lower Level

- ❖ Brand new carpeting
- ❖ Recreation room and Den or Bonus room
- ❖ Storage room with utilities and exit to walkup stairs

## Other Great Features & Amenities

- ❖ Built in 1968 ~ Parkside Estates Community
- ❖ Large patio that runs the entire back of the house with multiple sitting areas and former hot tub set up ~ Relaxing waterfall ~ Walking paths in the woods with multiple sitting areas ~ Putting green
- ❖ Majestic .35-acre (15,489 sq ft) corner lot across the street from Blueberry Hill Park with ball fields, tennis and basketball courts, large playground and picnic area
- ❖ Approximately 1.5-mile drive to Shady Grove Metro and 1-mile walk ~ Great commuter access to both the ICC and 370/270
- ❖ Natural gas heating, cooking and hot water with 2-zoned HVAC systems ~ Public water and sewer
- ❖ Current Schools: Candlewood Elementary – Shady Grove 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 \$5,622.43 ~ No HOA

**List Price \$625,000**

