

4513 Amherst Road

College Park, MD 20740
List Price \$725,000 ~ College Park



Welcome to 4513 Amherst Rd, a truly rare gem to hit the market! This lovingly cared for and beautifully maintained home located in a sought-after area in College Park boasts more than 2600 sq feet of living space! With charm galore the main level features wood flooring, a fantastic cathedral ceiling Living room with exposed beams and cozy fireplace, a spacious formal Dining room with ample light, a semi-updated Kitchen which opens to a large Family room addition, plus a cozy wood paneled study complete with a full Bath!

The upper level features wood flooring under the carpeting, three Bedrooms and a full Bathroom. The fully finished lower level has plenty of living space which can be used as a 4th Bedroom/guest area with a kitchenette and 3rd full Bath. TV/Rec room area, plenty of closet & storage space as well as access to the outside.

Off the Family room addition, you can step out onto the great deck overlooking your private oasis of a yard with extensive landscaping. Another great feature is the 'all-purpose space' over the garage (with access from the deck), perfect for an artist studio, workshop or whatever you can dream up! And let's talk about location! You are moments away from a trove of culture, amenities and entertainment. Perfectly located within walking distance to community parks, Riverdale Park Station (Whole Foods & Starbucks), a little over 1/2 -mile to College Park Metro plus just minutes to everything the University of Maryland has to offer! Don't miss your opportunity to make this wonderful historically rich property your new home!



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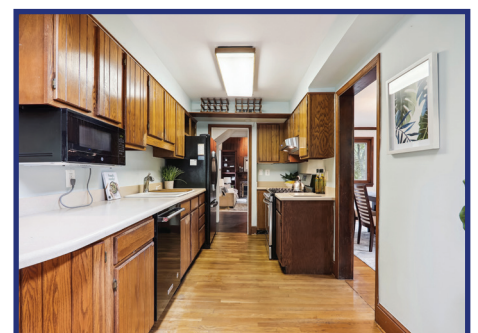


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OTHER FACTS AND FEATURES:

- Built in 1936 ~ College Park Community
- Professionally landscaped .20-acre lot (9000 sqft)
- Long driveway plus a detached two story, 2-car Garage with bonus room above
- Family room addition & lower level guest suite w/kitchenette
- Natural gas radiator heat + central air
- Less than 1-mile to College Park Metro and Campus Drive
- One year Cinch Home Warranty for new owner
- Estimated first year property tax \$6831.75 (No HOA)

