







SUSAN BERGER & ELLEN SANDLER are pleased to present this exquisitely renovated and expanded colonial on a quiet street in the heart of American University Park. A handsome brick side hall colonial offers 4 floors of finished space, a beautifully landscaped lot, and over 4000 sq ft of interior space.

FIRST FLOOR:

- Entry hall with custom made front door, hall closet
- · Large gracious living room with fireplace and large window
- Large gracious open dining room with built- ins
- · Additional open space with built ins, bar, and exit to rear yard
- Large renovated eat- in kitchen with granite countertops, new microwave, gas stove, electric oven, and convection oven, exit to rear garden
- Comfortable family room with great light
- Powder room

UPPER LEVEL:

- Master bedroom addition with cathedral ceiling, wall of closets, built-ins and spacious master bath with both shower and tub.
- Exercise room adjacent to master bedroom.

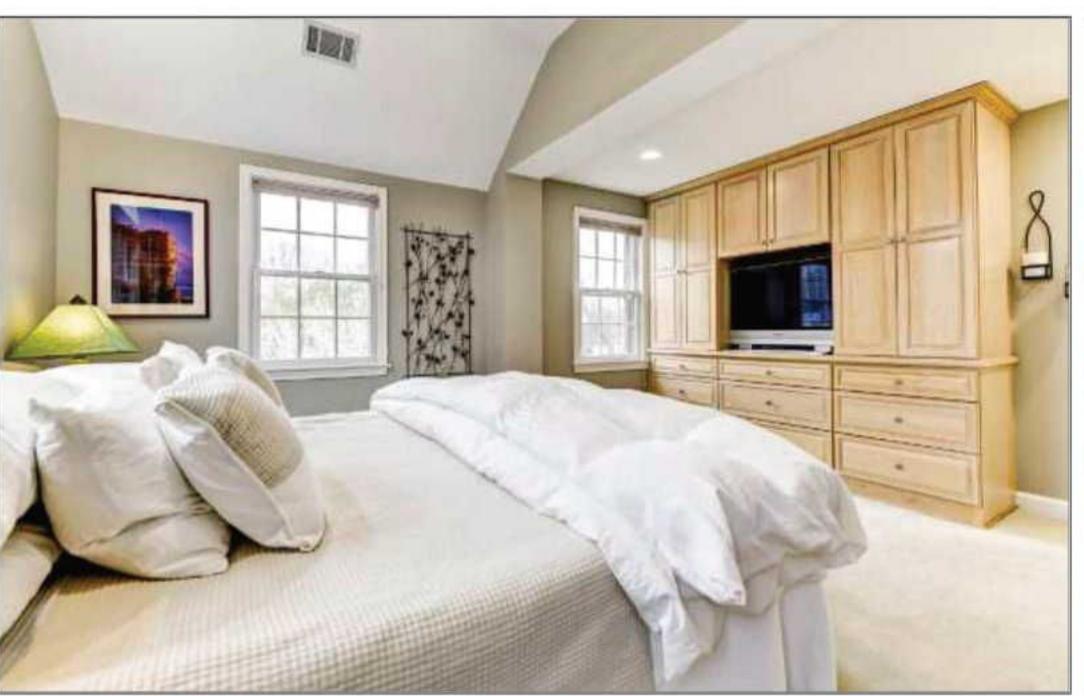
- 2nd bedroom, overlooking rear yard, currently used as an office with built ins
- 3rd bedroom, with good closet
- 4th bedroom
- Hall bath

THIRD FLOOR:

Fully finished room with peaked ceiling, & storage

LOWER LEVEL:

- Large family room with fireplace,
- Utility room with additional storage and wine storage
- Storage room with exit to rear garden
- Full bath
- Rear exit











FACTS & FIGURES:

- Subdivision: American University Park
- Lot size: 4510
- Heat: Gas forced air
- Attic: Heat pump 2019 Roof: Slate
- Taxes: \$9,487.00 Year Built: 1937
- Cool: Electric central
- Hot tub
- Floors: Hardwood, carpet

AT THE TOP AGAIN!

IMPROVEMENTS:

- Central air 2019
- Aprilaire humidifier 2019
- Trane Furnace 2016 Gutter/Leaf Guards 2019
- GE Profile Range 2019
- GE Profile Microwave 2019 GE Profile Washer & Dryer 2016

OFFERED AT: \$ 1,595,000

Evers & Co. Top Team

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