

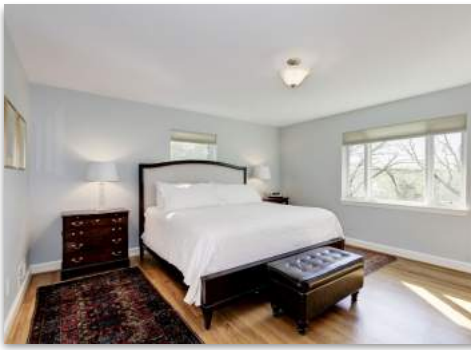


9601 Hillridge Drive
Kensington, Maryland



Welcome to this extraordinary four bedroom, three bath Rambler sited on a quiet cul-de-sac in Rock Creek Hills. Backing to the park, this large home - over 4,000 sq. ft. - provides privacy and beautiful year-round views. The spacious foyer opens to an expansive living room with gas fireplace which is open to the step-up dining room – a wonderful entertaining space. Both rooms enjoy stunning views of Rock Creek Park and the private back yard and patio. The light-filled lower level features a generous recreation room, as well as, a large guest suite. From the gourmet chef's kitchen to the new bathrooms – this home has been completely renovated and modernized in varying stages from 2012-2017 and is truly move-in ready. Other recent upgrades include HVAC, new roof, insulation in walk-up attic, new electrical system and lighting, most windows replaced with Pella ProLine windows, new doors, custom blinds, carpeting and refinished hardwood floors. Additional features include a two-car garage, flagstone walkways and patio, and attached workshop/storage shed. Centrally located, you are near the area schools, public transportation and the Marc train, and downtown Kensington which offers great restaurants, shopping and the Saturday morning Farmer's Market. Please let this brochure be your guide to the many amenities this home has to offer.





9601 Hillridge Drive, Kensington, Maryland 20895

Level One:

Foyer

- crown molding
- access to kitchen, lower level & rear hallway
- step down to living room
- ceramic tile floor

Formal Living Room with Gas Fireplace

- 24'7" x 14'9"
- built-in bookshelves
- recessed lighting
- crown molding
- picture windows overlooking the park
- step up to dining room
- gas fireplace by The Fireplace Shop
- hardwood flooring

Formal Dining Room

- 22'4" x 12'7"
- picture windows overlooking the park
- recessed lighting
- crown molding
- marble top serving table
- swing door to kitchen
- hardwood flooring

Renovated Kitchen (2012)

- breakfast bar /desk area with pull out drawers and open shelving
- Whirlpool Gold stainless steel refrigerator
- Whirlpool stainless steel oven & microwave
- GE stainless steel dishwasher
- gas cooktop
- sink with disposal
- granite countertops
- lazy susan shelving
- recessed lighting
- large pull out trash & recycle bins
- double sink
- custom made cabinets by Rojahn Kitchens
- pull out drawers

- new door leading to garage — installed by American Windows
- access to walk up attic
- ceramic tile floor

Large Two Car Garage

- garage door opener
- window

Rear Hallway Leading to Bedrooms

- coat closet with pocket door
- recessed lighting
- linen closet
- laundry chute
- hardwood flooring

Master Bedroom with Full Bath (2012)

- 15' x 14'7"
- large picture window overlooking the park
- walk-in closet with built-ins
- additional double door closet
- updated light fixture
- hardwood flooring

Full bath includes

- vanity with mirrored medicine cabinet
- Mirabelle toilet
- shower with faux marble tiling & glass door
- faux marble tile flooring

Bedroom # 2

- 14'1" x 11'9"
- double sliding door closet
- picture window
- updated light fixture
- hardwood flooring

Renovated Full Bath (2012)

- vanity with storage below
- rectangular window over tub
- ceramic tile floor

Bedroom # 3

- 13'8" x 11'6"
- updated light fixture
- picture window

- two double door closets
- hardwood flooring

Lower Level:

Recreation Room with Wood Burning Fireplace

- 35'2" x 14'10"
- built-in bookshelves with two corner storage cabinets
- recessed lighting
- crown molding
- two picture windows overlooking backyard & flagstone patio
- additional built-in bookshelves next to fireplace
- carpeted (2012)

Flagstone Patio (2014)

Bedroom # 4 with access to Full Bath (2012)

- 19'11" x 14'10"
- picture window
- crown molding
- built-in bookshelves
- carpeted (2012)

Hallway to Full Bath

- large open closet
- tile flooring
- vanity
- Mirabelle toilet
- shower with glass door

Large Utility Room

- 47'9" x 16'6"
- front loading washer and dryer
- double tub sink
- storage bench/work area

Additional Features:

New Pella Windows

- except in the living/dining rooms
- two new picture windows by American Windows in living room (2017)

Roof (September, 2017)

- by American Windows

Electrical Heavy Up (2012)

Gas Forced Air Heat (2012)

Central Air Conditioning (2012)

Refinished Oak Hardwood Flooring

Walk Up Attic

- insulated (2012)

New Hardware on Doors

Throughout Much of House Interior & Exterior Painted (2012)

New Basement Lighting (2017)

Flagstone Walkway Repointed (2017)

Renovated Bathrooms (2012)

Custom Blinds Throughout (2012)

Flagstone Patio (2014)

New Front Entry Door (2017)

- by American Windows

Please Note: Room Sizes are Approximate.

Legal Description: Lot 14, Block 25

Subdivision: Rock Creek Hills

Year Built: 1955

Lot Size: 26,178 square feet

Estimated property tax and non-tax charges in the first full fiscal year of ownership is \$ 9,582.68.



Information Deemed Reliable, but not Guaranteed.

Long & Foster Real Estate, Inc.
Gary & Diana Ditto

4650 East West Highway
Bethesda, MD 20814
301-907-7600

Office: 301-215-6834
gary@thedittogroup.com
diana@thedittogroup.com
www.thedittogroup.com



@thedittogroup



thedittogroup



thedittogroup



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