

3518 Astoria Court Kensington, Maryland



Welcome to this wonderfully expanded and renovated three bedroom, two and a half bath split level home located on a quiet "court" in Newport Hills. Among its many features, please take note of the spacious master bedroom suite offering vaulted ceilings, plenty of storage, laundry and a large bath with both shower and separate jacuzzi soaking tub. The renovated kitchen with stainless steel appliances and granite countertops open out to the dining area with private views of the decks and yard. The lower level offers a cozy family/recreation room with gas fireplace and also features the large lower level expansion - perfect for a variety of different needs - an office/workshop, an art studio or many others!

The landscaping is unique to the house and the current owners spent much care and attention to making this home beautiful yet easy to maintain. Please see all the various plantings offered:

Low maintenance, beautifully landscaped yard with stone walkways throughout. The house is shaded by a huge maple thought to be about 150 years old. In the back yard tall evergreens [hollies, Cyprus] provide privacy. Multi-season floral focus with a changing landscape of greens and colors. In the spring there are crocus, daffodils, blue hyacinths, tulips, azaleas, dogwood, rhododendron, Carolina jessamine, Siberian iris and lilacs blooming. The summer plants include roses, coral bells, hydrangea, Echinacea, day lilies, lirope, many different hostas, crape myrtle, clematis, ferns and columbine. In the fall, beautiful color changes of the maples and nandina. Winter shows berries on the dogwood and nandina, the beautiful blooming yuletide camellia [starts blooming in late November-early December and typical last into January] and snowdrops.

Centrally located, you are near the area's shopping, public transportation and much more! Please let this brochure be the guide to the many other amenities this home has to offer.



Possible Studio/Workshop

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Level One:

Living Room

- 14'3" x 16' x 14'11"
- coat closet
- bay window
- recessed lighting
- stairs to upper & lower floors

Renovated Kitchen opening to Dining Area (2014)

Dining Area

- 11'5" x 8'10"
- outside entrance to wrap around deck
- additional Andersen sliding door to deck
- ceiling fan
- hardwood flooring

Kitchen

- granite countertops
- updated cabinets
- deep sink with disposal
- GE stainless steel dishwasher
- GE Profile gas range and oven
- Kenmore Elite stainless steel refrigerator
- LG microwave
- garden window
- pull out drawers, including kick-panel drawers
- decorative tile backsplash
- ceramic tile flooring

Upper Level:

Landing

- double door closet
- pull down attic stairs

Master Bedroom with Full Bath

- 24'5" x 12'6"
- three double door closets
- ceiling fan with light
- Palladium window
- skylights
- vaulted ceiling
- laundry room with stack Kenmore washer & dryer
- hardwood flooring

Full Bath includes

- deep soaking jacuzzi tub
- glass block shower
- linen closet

Bedroom # 2

- 9'5" x 8'8"
- large closet
- ceiling fan with light
- hardwood flooring

Additional Full Bath (fully remodeled in 2011)

- vanity
- Kohler toilet
- medicine cabinet
- updated tiling throughout

Bedroom #3

- 12'9" x 11'
- closet
- ceiling fan
- hardwood flooring

Lower Level:

Recreation Room with corner gas Fireplace with stone covering

- 17'5" x 14'8"
- track lighting
- built-in shelves and cupboards
- French glass doors
- Pergo laminate

Large Family/Office/Open Room

- 26'6" x 14'
- door to utility room
- kitchen area with sink, mini refrigerator
- large built-in desk
- sliding Pella doors to lower brick patio
- recessed lighting
- parquet flooring

Half Bath

Additional Features:

Beautifully Landscaped & Easy Maintenance Yard

Brick Patio

Two Storage Sheds

- one custom shed was used as workshop: insulated, French door, double pane windows, skylights, exhaust fan, and electricity, including 240V & slatted walls for additional storage and James Hardy siding
- custom 10' X 12' storage shed with lighting and interior and exterior 110 lines and James Hardy siding

Driveway, new concrete 2016

Updated Windows

Gas Forced Air Heat, new 2015

Central Air Conditioning new, 2015

New roof, 2017

Fully fenced yard

Please Note: Room Sizes are Approximate. **Legal**

Description: Lot 18, Block 2

Subdivision: Newport Hills

Year Built: 1956

Lot Size: 7,780 square feet

Estimated property tax and non-tax charges in the first full fiscal year of ownership is \$ 5,064.

