



4004 Dresden Street  
Kensington, Maryland 20895



**Located in Chevy Chase View on a gorgeous 31,000 square foot lot, this light-filled three bedroom, three bath brick Colonial exudes charm and character! Follow the flagstone front walkway landscaped with beautiful plantings to the gracious entrance foyer with fireplace. The main level offers a nice circular flow between all the rooms. Enjoy the renovated kitchen with updated wood cabinetry and stainless steel appliances, which opens to a spacious formal dining room, as well as the private screened porch and breakfast room. Please note the renovated first floor bathroom, as well as the large formal living room with fireplace on the main level that offers built-ins and great views of the private back yard. The upper level boasts large bedrooms, a renovated bathroom and lots of storage space. The lower level offers a daylight recreation room with fireplace (with adjacent full bath) and an additional family room or home office, both with walk out access to the beautifully landscaped and private back yard. Enjoy all that Kensington and Chevy Chase View have to offer—from the Kensington's Farmer's Market, the local grocery and specialty stores, the Marc train, easy access to the Beltway, Strathmore Music Hall, the Metro and much much more. Please let this fact sheet be the guide to the many other amenities this home has to offer.**







## Level One:

### Front Entry Vestibule

- coat closet

### Large Welcoming Foyer with Fireplace

- 14'11" x 11'11"
- hardwood flooring

### Large Living Room with Fireplace

- 19'11" x 14'6"
- built-in bookshelf
- hardwood flooring

### Breakfast Room

- 11'4" x 10'1"
- new chandelier
- French door to screened porch
- hardwood flooring

### Large Screened-In Porch

- ceiling fan with light
- flagstone patio flooring

### Updated Kitchen - (2004)

- soapstone countertops (2004)
- wood cabinets (2004)
- access to screened porch
- Kenmore Elite stainless steel refrigerator (2016)
- Kenmore Elite stainless steel dishwasher (2016)
- Kenmore Elite stainless steel electric range (2016)
- Kenmore Elite stainless steel microwave (2016)
- pull out drawers
- corner sink with disposal
- vaulted ceiling, skylight
- updated windows in corner
- recessed lighting
- access to lower level, dining room & breakfast room
- hardwood flooring refinished (2017)

### Formal Dining Room

- 14'7" x 13'3"
- recessed lighting
- access to bathroom, kitchen & foyer
- hardwood flooring refinished (2017)

### Updated Full Bath (2016)

- linen closet
- Kohler toilet, vanity & mirror
- shower stall

## Upper Level:

### Landing

- linen closet
- pull down attic stairs

### Updated Full Bath (2016)

## Master Bedroom

- 15'11" x 14'5"
- large double door closets
- additional closet in hallway just outside bedroom
- hardwood flooring

### Bedroom # 2

- 11'8" x 10'6"
- closet
- hardwood flooring

### Long Hallway

- closet with storage bench

### Bedroom # 3

- 11'4" x 9'7"
- closet
- hardwood flooring

## Lower Level:

### Daylight Recreation Room with Fireplace

- 17'11" x 12'4"
- wood paneling
- three windows & small window in upper part of door
- built-in bookcases
- recessed lighting
- hardwood flooring

### Full Bath

- large linen closet
- shower, vanity & Kohler toilet

### Utility Room

- GE dryer (2015) bought at Bettar Appliance in Kensington
- Whirlpool front loading washing machine (2015) bought at Bettar Appliance in Kensington
- single tub wash basin

### Additional Daylight

### Recreation/Family Room

- 20'5" x 14'1"
- recessed lighting
- three windows - very sunny and light
- outside entrance to back yard
- windows
- Berber carpeting (2017)

### Additional Features:

### Flagstone Walkway Gravel Driveway

## Interior Freshly Painting (2017)

### Shutters Painted (2017)

### Exterior Paining, as needed (2017)

### New Lighting throughout the 1st and 2nd floor (2017)

- foyer, breakfast room, vestibule, top of landing on second floor, second floor hall, 2 BRs on 2nd floor

### Beautifully Landscaped Yard & Gardens

- many azaleas
- Rhododendrons

### Landmark Shingle CertainTeed Roof (2011)

- shingle: solaris, Color: cedar, a relatively light color that reflects upwards to reduce climate change.
- installed by Central Roofing (301-881-2424)
- manufacturer's warranty on shingles thru Landmark Shingles (800)782-8777. Can transfer full warranty to new owner by calling the Landmark warranty group at 800-345-1145.
- limited lifetime warranty. Pro-rated after 10<sup>th</sup> year. Each month it reduces 1/600. Minimum after 50<sup>th</sup> year is 20% of the original cost. If there are problems, can file a claim. 10 year warranty on algae (until 2021). They hire a company to spray for algae. Warranty on product defects, such as loss of granulars (the pebbly material on the shingles)

### Gutters

- replaced gutter and downspout on left side of screened in porch in 2013
- cleaned April 21, 2017 by Winston's Gutter Service 4222 Howard Ave # E, Kensington, MD 20895

### Termite inspection company, Biological Pest

Management, owned by Alan Cohen, uses biological ways of detecting termites and found none in 2016. Inspected on 4/26/17 - no evidence of wood destroying insects.  
biopestman@gmail.com 202-669-6363

### Heating & Air Conditioning Information

#### Burnham Boiler - 2007

- serviced annually by Petro Home Services through its elite service contract
- next service May 15, 2017

#### Granby Oil Tank - May 26, 2011

- 275 gallons

#### Frigidaire Air Conditioner - 2007

- serviced annually by Petro Home Services through its elite service contract

### Window AC Unit for Lower Level Family Room (2013)

### “Green” Improvements

#### Solar Panels Installed (2011)

- by Aurora Energy, Columbia, MD

- They are 2640 watt photovoltaic solar panels that produce 3,097 kilowatts a year, which generates income for the owner.
- They were paid off in 4 years, with federal, state and county tax incentives.

### Two Rain Barrels under the downspouts at the back of the house (2010)

- by Aquabarrel 554 N Frederick Ave, Gaithersburg, MD 20877 - (301) 253-8855

### All cleaning products used in the past 15 years have been non-toxic

### Filtered Water in Two Places| in the Kitchen:

- Installed under the kitchen sink about 1995 by American Water Pro. Filtration system that removes chlorine and other VOC's, cysts, heavy metals & sediment. Two cartridges. Needs to be serviced yearly to remove the toxins. Last date serviced was 6/28/20  
American Water Pro - Clements, MD 20624  
Buckeystown Pike #115,  
Frederick, MD 21704  
(301) 769-6886 Option 1 or  
info@americanwater.pro
- Installed in the refrigerator, bought at Sears in June, 2016.

### In The Yard

- The lawn has not had pesticides on it for 34 years. The organic company that has strengthened it naturally is A.I.R. Lawncare, owned by Zack Kline, who tested the soil to see what nutrients were deficient, and then added them to the compost tea that he treated the lawn with.
- The trees have been fed and trimmed by Bartlett Tree Care using natural methods. Pesticides have been applied to them on only a few occasions.
- Two rain barrels under the downspouts at the back of the house. (see above under Green Improvements)
- The yard is certified a Wildlife Habitat by the National Wildlife Federation. Birds have places to raise their babies, are given water on the back steps, and there are no pesticides in the yard.
- Compost heap at back of backyard, which could be added to by the new owner if they want to.

Please Note: Room Sizes are Approximate.

Legal Description: Lot 21, Block 13  
Subdivision: Chevy Chase View  
Year Built: 1933  
Lot Size: 31,000 square feet

Estimated property tax and non-tax charges in the first full fiscal year of ownership is \$ 9,957.91.



Information Deemed Reliable, but not Guaranteed.

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