

Recent Home Sale: 11709 AUTH LN - \$650,000



Remarks Pristine New Bedford Colonial on Cul-de-Sac in Premier Location off Hermleigh Rd: 4BR, 3.5BA, 2-Car Garage Connected to Mud Room Addition. Well-appointed kitchen connects to laundry and mud room, with expanded pantry area, lots of storage and entry to double garage. Expanded deck off kitchen eating area. Main Level has a spacious light-filled family room with beamed cathedral ceiling and fireplace. Upper Level has four generously-sized bedrooms, master and hall baths. Hardwood floors on main and upper bedroom levels. Lower Level has a separate recreation room and a partitioned 2 Rm guest suite with private bath and lots of storage; Updated HVAC and 50 gal water heater; new roof; seamless "GutterHelmet" gutters; top grade vinyl windows throughout. Many updates with attention to detail, comfort and entertaining. Designer paint pallet. Move-in ready. Beautifully landscaped, park-like setting on 16, 262 sq ft lot.

| Rooms | Total | Main | Upper 2 | Lower 2 |
|------------|-------|------|---------|---------|
| Bedrooms | 4 | 0 | 4 | 0 |
| Full Baths | 3 | 0 | 2 | 1 |
| Half Baths | 1 | 1 | 0 | 0 |

Basic Information

Address 11709 AUTH LN
City/Town SILVER SPRING
State MD
Zip Code 20902
County MONTGOMERY
Type Detached
MLS# 1002487537
Ownership Fee Simple

Style Colonial
Model NEW BEDFORD
Adv Subdivision KEMP MILL ESTATES
Year Built 1968
Beds 4
Baths 3/1
Lot Size 16,262
Acres 0

Tax Living Area 2,190
Levels 3+
Total Fin Sq Ft 3,200
Contract Date 2017-02-23
Close Date 2017-03-30
Close Price \$650,000
Seller Subsidy \$6,715

Exterior/Construction Features/Utilities

Lot Desc Cul-de-sac
Exterior Combination, Brick
Water Type Public
Sewer Public Hook/Up Avail, Public Sewer

Hot Water Natural Gas
Heating Forced Air, Humidifier
Cooling Ceiling Fan(s), Central A/C
Garage Spaces 2.00

Parking Garage
Porch/Patio Deck(s)

Tax/Legal Information

Tax ID # 161301334366
Tax Year 2017
Tax Assessment Value \$449,700
Total Taxes \$5,578

Legal Subdiv KEMP MILL ESTATES
County Tax \$5,110
Lot 55
Short Sale No

Foreclosure No
REO/Bank Owned No

Interior Features/Amenities

Appliances Dishwasher, Disposal, Dryer, Cooktop, Humidifier, Ice maker, Oven - Wall, Oven - Self Cleaning, Refrigerator, Washer
Int. Style Kitchen - Table Space, Dining Area, Primary Bath(s), Wood Floors, Built-Ins, Laundry Chute, Floor Plan - Traditional

Entryway Foyer
Windows Double Pane
Wall/Ceiling Cathedral Ceilings
Fireplaces 1
Fireplace Equipment

Basement Rear Entrance, Improved, Outside Entrance
Garage Garage Door Opener

Rooms/Levels/Flooring

| | | | | | |
|------------------------|---------|----------|--------------------|---------|----------|
| Dining Room | Main | HardWood | Kitchen | Main | Tile |
| Laundry | Main | Vinyl | Living Room | Main | HardWood |
| Family Room | Upper 1 | Carpet | Bedroom 2 | Upper 2 | HardWood |
| Bedroom 3 | Upper 2 | HardWood | Bedroom 4 | Upper 2 | HardWood |
| Primary Bedroom | Upper 2 | HardWood | Game Room | Lower 1 | Vinyl |

Information Courtesy of Long & Foster Real Estate, Inc.. Copyright 2023 Bright MLS. Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Floor Plan 11709 Auth Lane, Silver Spring 20902

Owner's Statement Renovations/ Improvements

Main level:

- Installed large deck off kitchen w/stairs to backyard
- Removed original door and window to deck, replacing them with BF Rich sliding patio doors with internal dual action mini-blinds (2015)
- Remodeled laundry/mud room, new washer and dryer; new metal door to garage; moved sink from laundry room to garage (all 2016)
- Repainted all rooms, including fireplace wall to match others in den; new carpeting in den/stairs (2011)
- Installed all new interior solid wood doors, including closets in kitchen and hallway (2015)

Lower level:

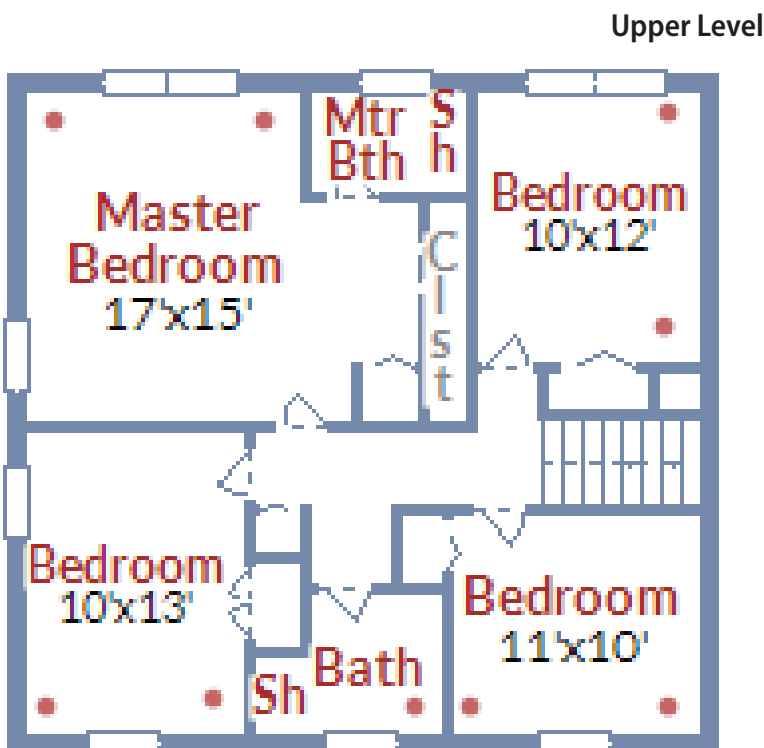
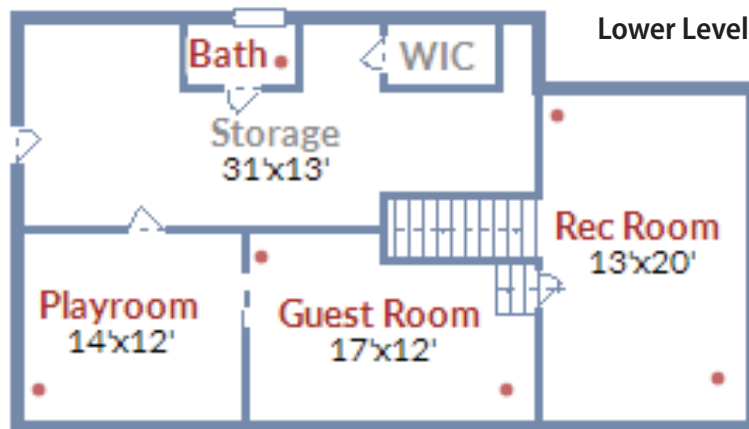
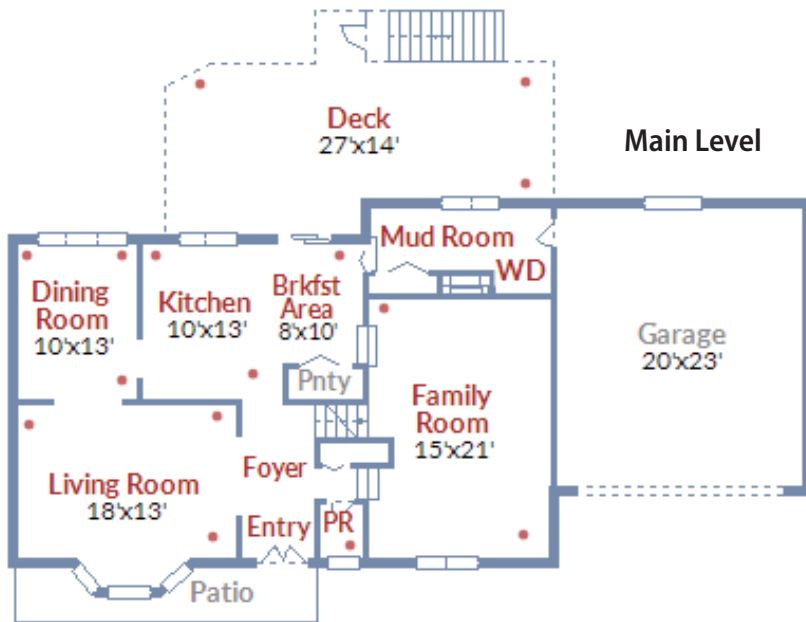
- Partitioned large room into two by installing dividing wall and inset door, painted all walls, installed Berber carpeting throughout
- Painted additional finished "game room" (ping pong table) and stairwell
- Installed new carpeting on stairs to lower level

Upper level:

- Remodeled both bathrooms, including new cabinets, sink countertops, toilets (quick flush)
- Installed all new interior solid wood doors, including closets and room doors throughout with new hardware (2015)

Exterior/entire house:

- Installed Certain Teed Monogram vinyl siding to replace painted original Masonite siding—entire house (2003)
- Installed seamless gutters (Gutter Helmet)
- Installed Certain Teed Premium vinyl bay window in living room and large window in dining room; warranty extends for 20 years from 2003 installation
- Installed top-grade vinyl windows through the house (2013) – Lifetime transferable warranty
- Replaced furnace/AC (2005) --serviced spring & fall every year
- Replaced 50 gallon water heater (2005)
- Roof replacement (2012) Certain Teed Landmark XT 25YR (warranty transferable to one subsequent buyer within 5 years of June 2012)
- Carport enclosed to make garage, automatic garage door (2003)
- Driveway resurfaced (1998); resealed (2015)





Exterior (Front)



Exterior (Front)



Front Driveway 2-Car Garage



Entry Area



Living Room



Dining Room



Kitchen



Kitchen



Kitchen



Breakfast Area



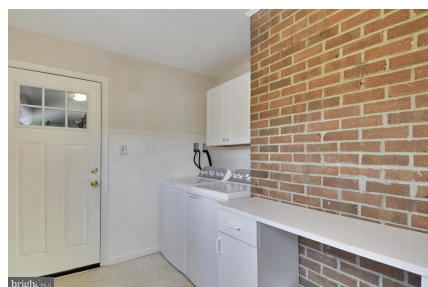
Family Room



Family Room



Mud Room Addition to Garage



Mud Room with Washer Dryer



Powder Room



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Bedroom (Master)



Bath (Master)



Bedroom 2



Bedroom 3



Bedroom 4



Bath 2



Recreation Room/ Den/ Study



Partitioned Guest Room



Partitioned Play Room



Bath 3 Lower Level



Deck



Deck



View from Back



Back Yard



Back Elevation



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