

Recent Home Sale: 7304 FLOWER AVE - \$530,000



Remarks Don't miss this hard to find Funky Takoma Bungalow with 4 completely self-contained 1 BR units, each with heating and cooling paid by the tenants. Tenants are easy to find here and rents are subject to the City of Takoma Park Rent Stabilization Agreement. Contact agent for financial details. Each unit has gas cooking, good closet space, and big bright windows. Owner pays water/sewer and gas hot water bills. There are 5 electric and 5 gas meters. These apartments each have their own character with mostly large windows that flood you with light, wood floors (tile in basement unit), and the upper-level unit has two adorable balconies at front and rear with the latter having a view of the creek way below. The basement has a bonus huge enclosed porch that could be used for a great Art Studio that is outside of the walls. Heating and cooling are provided by 9 heat pumps built into the walls. This is a block of multi-family and single family homes and some of the latter have sold close to the million dollar range. It's a short stroll down the hill to an entrance to the park with miles of trails. Tenants love the location and it's so easy to reach commuter buses on Carroll and Flower, or at New Hampshire Avenue. The property was inspected in 2018 by Montgomery County and found to have no violations. It's vacant so you can owner occupy some units and/or pick your preferred tenant group. Unit 1 has been an owner unit and is not currently licensed with the county while the others are. There's parking for 4 cars out front with additional street parking. It's a short ride to downtown Takoma Park's restaurants and shops and the Metro Station. The sale is subject to City and County first rights of refusal. Contact agent for details! Hurry over to this unusual find! More details and floorplan

@www.7304FlowerAve.com
 Property Taxes: 2019 \$8,117.46
 Lot Size: 7,669 square feet
 Zoning Code: R20 Multi-Family
 In Takoma Park Elementary, Middle School Districts
 In Montgomery Blair High School District
 Tenants Pay Electric and Gas. Owner Pays Water/Sewer and Hot Water.
 Coin operated Washer/Dryer Conveys with Property.
 Stroll to Sligo Park w/miles of Trails!
 Period front porch and Bungalow Style!
 2 balconies in upper unit!
 Creek view from upper level!
 Thermal Windows.

Rooms	Total
Bedrooms	
Full Baths	
Half Baths	

Basic Information

Address 7304 FLOWER AVE
City/Town TAKOMA PARK
State MD
Zip Code 20912
County MONTGOMERY
Type Detached

MLS# MDMC668664
Ownership Fee Simple
Style Other
DOM-Prop 7
Year Built 1907
Lot Size 7,669

Acres 0
Tax Living Area 0
Contract Date 2019-07-17
Close Date 2019-09-30
Close Price \$530,000

Exterior/Construction Features/Utilities

Exterior Vinyl Siding, Wood Siding
Roof Asphalt
Water Type Public
Sewer Public Sewer

Hot Water Electric
Heating Heat Pump(s)
Cooling Heat Pump(s)
Parking Paved Parking

Porch/Patio Porch(es), Balconies- Multiple
Other Features Exterior Lighting, Sidewalks, Street Lights



CIMENT & SHIELDS TEAM

Barbara Ciment, Associate Broker



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Tax/Legal Information

Tax ID # 161303163843
Tax Year 2019
Tax Assessment Value \$453,600
Total Taxes \$8,117

Legal Subdiv TAKOMA PARK
County Tax \$5,224
City/Town Taxes \$2,506
Lot 6

Short Sale No
Foreclosure No
REO/Bank Owned No

Interior Features/Amenities

Appliances Refrigerator, Oven/Range - Gas, Stove

Int. Style Entry Level Bedroom, Kitchen - Galley, Kitchen - Table Space, Wood Floors

Doors Storm

Windows Double Pane

Wall/Ceiling Dry Wall, Plaster Walls

TV/Cable Cable TV Available, DSL Available, Electric Available, Natural Gas Available, Multiple Phone Lines, Sewer Available, Water Available

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Front Exterior - Traditional Bungalow w/porch



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