

## Recent Home Sale: 7727 CARROLL AVE - \$400,000



**Remarks** Multiple possibilities abound in the 1948 home that once was a 3 unit multi-family and is now converted to a 2 story w/ partial basement + a separate rental 1BR on the basement level with separate side entrance. Property needs work, mainly on basement level where there is water infiltration at the rear basement unit. Sold strictly as is - short sale subject to third party (bank) approval. The main level has an updated and open granite/stainless kitchen overlooking a separate dining area and living room with wood floors and a wood burning fireplace! There is a main level bedroom and bathroom suite and another bedroom and den and bath on the main level. A huge east facing sunroom overlooks the rear yard - great for Summer entertainment and plants. Upstairs more wood floors and 3 big bedrooms + a den/workshop (can use this for another bathroom to make into an Owner's Suite), along with an updated full hall bathroom. The upper and main level was originally two separate apartments. There is another 1BR and den apartment on the lower level that was licensed until a year ago. If it is rented again it will not be under the Rent Stabilization Law provided the Upper Level is owner-occupied. The lower level needs some work but for a little investment, there's a lot of potential income. and it has a private entrance. The furnace (gas fired boiler giving radiator heat) was new in January 2018. There's 3 car parking in front and a curb cut for another driveway on the side street of Garland Avenue. The yard is a "Certified Wildlife Habitat". It's a great location on the bus line, close by the future Purple Line and just over a mile from Takoma Metro Station. Sligo Park is a short walk away and the Cooperative and restaurants are near. The house needs some work but it's a lot of home for the money. Sold strictly in "as is" condition, inspections are welcomed. This is a short sale subject to third party lender approval. The law office of Jill Pogach Michaels will handle the short sale negotiations with the bank. 2 gas meters & 2 electric meters - basement needs work & need cash or renovation loan like FHA 203K. If you owner occupy main 2 levels & renovate the basement you will be exempt from City Rent Stabilization Law - this is likely highest and best use. Seller requests settlement with negotiating attorney office: Michaels Title & Escrow

Rooms	Total
Bedrooms	
Full Baths	
Half Baths	

### Basic Information

**Address** 7727 CARROLL AVE  
**City/Town** TAKOMA PARK  
**State** MD  
**Zip Code** 20912  
**County** MONTGOMERY  
**Type** Detached

**MLS#** MDMC622992  
**Ownership** Fee Simple  
**Style** Colonial  
**DOM-Prop** 17  
**Year Built** 1948  
**Lot Size** 10,200

**Acres** 0  
**Tax Living Area** 3,088  
**Total Fin Sq Ft** 3,088  
**Contract Date** 2019-03-28  
**Close Date** 2019-10-16  
**Close Price** \$400,000

### Exterior/Construction Features/Utilities

**Lot Desc** Corner, Rear Yard  
**Exterior** Brick  
**Roof** Asphalt  
**Water Type** Public

**Sewer** Public Sewer  
**Hot Water** Natural Gas  
**Heating** Radiator  
**Cooling** Window Unit(s)

**Parking** Surface, Asphalt Driveway  
**Other Features** Sidewalks, Street Lights



**CIMENT & SHIELDS TEAM**

**Barbara Ciment, Associate Broker**



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## Tax/Legal Information

**Tax ID #** 161301074233  
**Tax Year** 2019  
**Tax Assessment Value** \$576,700  
**Total Taxes** \$10,409

**Legal Subdiv** TAKOMA PARK  
**County Tax** \$6,807  
**City/Town Taxes** \$3,266  
**Lot** P6

**Short Sale** Yes  
**Foreclosure** No  
**REO/Bank Owned** No

## Interior Features/Amenities

**Appliances** Stainless Steel Appliances,  
Dishwasher, Dryer, Icemaker, Refrigerator,  
Stove, Washer, Water Heater

**Int. Style** 2nd Kitchen, Dining Area, Floor Plan  
- Traditional, Wood Floors

**Windows** Insulated

**Fireplaces** 1

**TV/Cable** Electric Available, Fiber Optics

Available, Natural Gas Available, Phone

Available, Sewer Available, Water Available

**Basement** Full

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This was originally a 3 unit building



Attractive Tudor Style Entrance



Large corner lot declaed a Nature Site



Main level Living Room



Original Fireplace Mantel



Main Level Dining Room



Dining/Kitchen



Open Granite Kitchen Main Level



Stainles & Granite Kitchen



Big 3 season porch at the back



This was upper levlle unit-now 3BR & BA



BR on upper level



Bath Upper Level - room to add 2nd Bath up



Upper Level large BR



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Nice Oak wood stairs to upper level



This is the basement unit - now damaged by water



Unit was licensed until about 18 months ago



This unit now damaged needs renovation



Furnace just over a year old



There are two electric meters & two gas meters



Rear BR on main level



Bathroom Main Level



Main Level BR with own bathroom



Rear of property showing Sunroom



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Fuse Box



Exterior Meters



Interior Meters



Downtown Takoma Park



Downtown takoma Park



Northwestern High School



Taloma Park Pike



Strayer University



Washington Adventist Hospital



Washington Adventist Hospital



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