

## Recent Home Sale: 3311 DECATUR AVE - \$850,000



**Remarks** Great value for huge, well cared for, like new home in Kensington. Priced to sell. Large move-in ready 6-bedroom, 5 bath, newer home located in Kensington. Walk into a grand two-story foyer, columns separating formal dining room and living room with crown molding and wainscoting throughout, two story great room with gas fireplace open to large eat in gourmet kitchen with huge kitchen island, double ovens, gas stove, first floor bedroom/office and full bath plus entire level has recessed lights and tons of natural light. Two of the four upper level bedrooms are masters with walk in closets and one with luxurious bath. jetted tub standalone shower, dual sinks and separate water closet. Huge daylight, walkout finished basement with very large rec/game room, additional office/workout room and possible theater room, plenty of storage. dual zone HVAC. Convenient and quiet location adjacent to park, large lot at the end of cul de sac, within 1 mile of Metro, Shopping Mall, Costco, MARC train, Dining and Movies.

Rooms	Total	Main	Upper 1	Lower 1
Bedrooms	6	1	4	1
Full Baths	5	1	3	1
Half Baths				

### Basic Information

**Address** 3311 DECATUR AVE  
**City/Town** KENSINGTON  
**State** MD  
**Zip Code** 20895  
**County** MONTGOMERY  
**Type** Detached  
**MLS#** MDMC486686  
**Ownership** Fee Simple

**Style** Colonial  
**Adv Subdivision** KENSINGTON HEIGHTS  
**DOM-Prop** 115  
**Year Built** 2013  
**Beds** 6  
**Baths** 5  
**Lot Size** 12,335  
**Acres** 0

**Tax Living Area** 4,974  
**Levels** 3+  
**Total Fin Sq Ft** 4,974  
**Contract Date** 2019-04-07  
**Close Date** 2019-05-23  
**Close Price** \$850,000  
**Seller Subsidy** \$500

### Exterior/Construction Features/Utilities

**Lot Desc** Corner, Cul-de-sac, Front Yard, Landscaping, No Thru Street, Rear Yard  
**Exterior** Brick, Aluminum Siding  
**Water Type** Public

**Sewer** Public Sewer  
**Hot Water** 60+ Gallon Tank, Natural Gas  
**Heating** Central  
**Cooling** Central A/C, Energy Star Cooling System

**Garage Spaces** 2.00  
**Parking** Asphalt Driveway  
**Other Features** Exterior Lighting, Flood Lights

### Tax/Legal Information

**Tax ID #** 161301201541  
**Tax Year** 2018  
**Tax Assessment Value** \$834,900  
**Total Taxes** \$9,881

**Legal Subdiv** KENSINGTON HEIGHTS  
**County Tax** \$9,223  
**Lot** 8  
**Short Sale** No

**Foreclosure** No  
**REO/Bank Owned** No



**CIMENT & SHIELDS TEAM**

**Barbara Ciment, Associate Broker**



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### Interior Features/Amenities

**Appliances** Built-In Microwave, Cooktop, Dishwasher, Disposal, Exhaust Fan, Ice maker, Microwave, Oven - Self Cleaning, Oven/Range - Gas, Oven - Wall, Range Hood, Refrigerator, Stainless Steel Appliances

**Int. Style** Breakfast Area, Chair Railings, Crown Moldings, Entry Level Bedroom, Family Room Off Kitchen, Floor Plan - Open, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Island, Kitchen - Table Space, Pantry, Recessed Lighting, Sprinkler System, Wainscotting, Walk-in Closet(s)

**Doors** Six Panel, Sliding Glass

**Windows** Double Pane, Energy Efficient, Screens

**Wall/Ceiling** 2 Story Ceilings, 9'+ Ceilings, Dry Wall

**Security** Carbon Monoxide Detector(s), Smoke Detector, Sprinkler System - Indoor

**Fireplaces** 1

**Fireplace** Gas/Propane, Mantel(s)

**TV/Cable** Other

**Basement** Daylight, Partial, Outside Entrance, Walkout Level, Windows, Sump Pump, Rear Entrance, Partially Finished, Interior Access, Improved

**Garage** Garage - Front Entry, Garage Door Opener

### Rooms/Levels/Flooring

**Dining Room** Main  
**Kitchen** Main  
**Living Room** Main  
**Exercise Room** Lower 1

**Family Room** Main  
**Laundry** Main  
**Bonus Room** Lower 1

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