

## 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

<b>Dining Room</b>	Main	HardWood	<b>Kitchen</b>	Main	Tile
<b>Laundry</b>	Main	Vinyl	<b>Living Room</b>	Main	HardWood
<b>Family Room</b>	Upper 1	Carpet	<b>Bedroom 2</b>	Upper 2	HardWood
<b>Bedroom 3</b>	Upper 2	HardWood	<b>Bedroom 4</b>	Upper 2	HardWood
<b>Primary Bedroom</b>	Upper 2	HardWood	<b>Game Room</b>	Lower 1	Vinyl

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