

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

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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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