


# GUNNERS VIEW



Coley  Reed

LONG & FOSTER REAL ESTATE, INC. CHARTERED

# 19342 CHURUBUSCO LANE GERMANTOWN, MD 20874

## MAIN LEVEL

- Foyer entry with BRAND NEW Pergo flooring and coat closet.
- Powder Room with BRAND NEW Pergo flooring.
- Remodeled table-space Kitchen with ceramic tiled flooring, ceramic tiled countertops, sink w/ garbage disposal and ceiling fan w/ light fixture. Appliances: Kenmore stainless steel refrigerator w/ ice maker, Kenmore electric glass top range/oven and Kenmore dishwasher.
- Huge, open Living/Dining Room with BRAND NEW carpet and sliding glass doors to over-sized upper deck.
- Deck with steps leading down to backyard.

## UPPER LEVEL

- Master Bedroom with BRAND NEW carpet and double-wide closet.
- Master Bath with shower and vinyl flooring
- 2<sup>nd</sup> Bedroom with BRAND NEW carpet and double-wide closet.
- 3<sup>rd</sup> Bedroom with BRAND NEW carpet and double-wide closet.
- Hall full Bathroom with tub/shower, vinyl flooring and updated fixtures & hardware.
- Hallway with BRAND NEW carpet and linen closet.

## LOWER LEVEL

- Recreation Room with vinyl flooring, wood-burning fireplace w/marble surround & wood mantle, recessed lighting and sliding glass doors to lower deck.
- Office/Den with BRAND NEW carpet.
- Full Bathroom with ceramic tiled flooring and shower.
- Utility/Storage Room with Kenmore full-size washer/dryer (APPROX 2 years old) and extra GE refrigerator.
- Additional storage closet under staircase.

## ADDITIONAL AMENITIES

- Largest Model & Floorplan with over 2,200 finished sq.ft.
- Heating & Cooling: Bryant electric heat pump system.
- RUUD 40-gallon electric hot water heater.
- Security System (installed, but not currently monitored)
- (2) wood decks overlooking backyard.
- (2) assigned parking spaces (both marked #81) included with property as part of HOA fees.
- Freshly painted exterior & most of interior.
- Pergo flooring and carpet installed 12/2007.
- Year Built: 1984
- Lot Size: 1,650 sq. ft.
- Current owner's 2008 Taxes with tax credits/homestead exemptions: \$2,154
- 2008 Taxes without tax credits/homestead exemptions: \$3,504
- Proposed 2009 Taxes without tax credits/homestead exemptions: \$4,050.26
- HOA Fee: \$65.00/ monthly includes: Professional management, reserve funds, road maintenance, parking fee, snow & trash removal and tot lot(s)/playground(s).
- Great location near I-270, Rt. 355, Great Seneca Highway, shopping, dining and entertainment!

***Disclosures, additional photos & virtual tour available online @ [www.coleyreed.com](http://www.coleyreed.com)***

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Information is believed to be accurate, but should not be relied upon without verification.

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