



## 3702 Leland Street, Chevy Chase, MD 20815

3702 Leland Street is located in the section of Chevy Chase known as “The Hamlet” established in 1928. The Hamlet was the first area in Chevy Chase designed to incorporate a new trend in the early 20th century, the automobile. Specifically, each home within the Hamlet was designed with an attached garage. The thoughtful tree lined sidewalks offers an inviting neighborhood atmosphere along Leland Street. In addition, it is minutes by foot to the convenience of the local grocery, diner, barber and pharmacy. The proximity of this location is ideal for an easy commute. It is conveniently located to Connecticut and Wisconsin Avenues, the beltway and bus lines that provide access to the Metro.

This center hall colonial, built in 1940, is situated on a picturesque 12,500 square foot lot and offers a private backyard and patio. Today’s buyers are looking for what this home has to offer; charm, personal touches and move-in condition. Take it in, look around and Welcome!



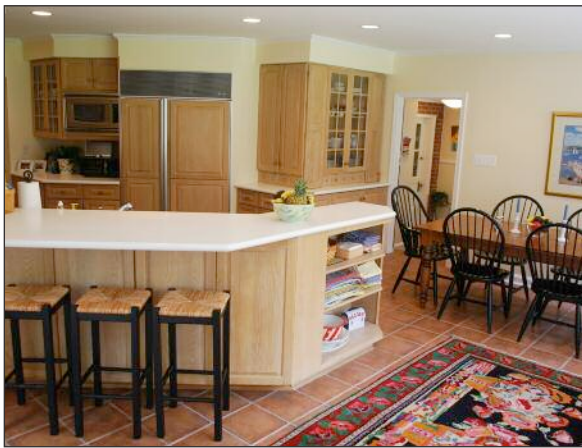
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### First Level:

- ◆ Inviting entry foyer with two coat closets
- ◆ Living room with wood burning fireplace, built-in bookshelves, crown molding, and recessed accent lighting
- ◆ Dining room seats 8-10, built-in sideboards, crown molding & sliding glass doors provide a beautiful view and access to patio and backyard
- ◆ Large family room with crown molding and recessed lighting
- ◆ Spacious kitchen with tumbled Italian marble floors, island peninsula and table space for 6-8, window seat
- ◆ First floor library/guestroom with full bath I and built-ins bookshelves
- ◆ Family Command area includes: bead board cubby nook, desk computer area, beverage refrigerator and sink, doorway leads to driveway access and back staircase
- ◆ 2nd Mudroom off kitchen with half bath
- ◆ Attached 1.5 garage with remote control entry
- ◆ Hardwood floors throughout except where noted



### Second Level:

- ◆ Master bedroom with private bath, walk-in closet and tray ceiling
- ◆ Bedroom 3 with full bath 3, walk-in closet
- ◆ Bright and sunny second floor study overlooking gracious yard, includes wood burning fireplace and sliding doors leading to deck
- ◆ Bedroom 4 flows from family room, includes full bath 4, 2 closets and hallway access to back staircase
- ◆ Hardwood floors throughout
- ◆ All bedroom closets custom planned with closet fitters

### Lower Level:

- ◆ Rec room with paneled walls, built-in bookcases, wood burning fireplace and wall-to-wall carpeting, large windows provide natural light. Full bath 5 and plenty of closet space makes this perfect for visitors
- ◆ Separate laundry/utility room includes updated black and white vinyl tile, energy efficient front loading washer and dryer with countertop
- ◆ Back staircase leads to 2nd mudroom and garage access



### Exterior:

- ◆ Brick walkway with outdoor lighting
- ◆ Back patio connects to dining room and kitchen
- ◆ A brick and concrete wall, surrounds backyard, which includes a plethora of seasonal plantings. The wall is original to this home and makes this an incredibly private and safe yard. A backyard of this class is a delight.
- ◆ Attached garage with remote access
- ◆ Slate roof maintained annually

### Miscellaneous:

Subdivision: The Hamlet

Year built: 1940

Current Taxes: \$11,328 Estimated taxes 2009/10: \$13,385

Lot size: 12,422 square feet

Schools: Rosemary Hills K-2

Chevy Chase Elementary 3-6

Westland Middle School

Bethesda Chevy Chase High School

With-in boundaries to join Chevy Chase Recreation Association (CCRA) Pool and Tennis, when memberships available. Visit website: [www.ccra.com](http://www.ccra.com)

**Asking: \$1,599,000.**

Disclosures available at: [www.lauramccaffrey.com](http://www.lauramccaffrey.com)

