

# A HOBBY-LOVER'S DREAM HOME! \$325,000 OR TRADE!



**2005 Border Drive, Fort Washington, MD 20744**

Welcome to this gorgeous, well-appointed, large (4105 square feet) climate controlled rambler that has special features galore; three 2-car garages with 2 driveways, 4 bedrooms, 2.5 baths, wrap around deck with hot tub, steam/shower, Sun-Florida room with bar, high ceiling light filled studio, "Rain Soft" water softener system, 400 amp electrical service, commercial gas meter, Verizon FIOS new windows, plus so much more.

### SPECIAL FEATURES

1. Three 2-Car garages with 2 driveways, plumbed with water and "compressed air lines" (compressor doesn't convey), exhaust fan, and high efficiency HVAC.
2. Ideal for home business (i.e. car enthusiasts, artist, doctor, dentist, etc.)
3. High ceiling light-filled studio with high efficiency HVAC
4. Sunroom with HVAC and bar
5. Living Room with Natural Gas Log Appointed Fireplace
6. Two pull down attic staircases
7. Attic floored 3/8" plywood
8. 1 Half bath off master suite with 4' skylight
9. New casement windows
10. Security system with intercom
11. Recessed speakers & coaxial throughout
12. Rain Soft water softener
13. 400 amp electrical service
14. Verizon FIOS
15. Commercial gas meter
16. Mr. Steam in 4' by 6' Shower



17. Wood Insert Fireplace
18. 12' Paracclipse high performance satellite TV
19. Wrap-around deck with hot tub & spiral stairs
20. Recessed Soffit Lighting plus much more custom lighting
21. Recently Installed 40-yr. shingled roof
22. Zoysia grass in front yard
23. Plumbed for Natural Gas Cooker on Rear Deck
24. AHS One Year Home Warranty

### UNIQUE ATTRACTIONS

1. Quiet neighborhood
2. 5 Minutes from National Harbor
3. New "Tech Center" coming soon
4. 2 Minutes to 495 Beltway
5. Rosecroft Raceway to Open Soon

Estimated property tax and non-tax charges in the first full fiscal year of ownership is: \$4,334.00

*Wake Up To...  
The Eric Stewart Show  
Real Estate Advice on the Radio  
On Sundays at 7 AM on 630 WMAL Radio  
Buying, Selling, and Everything in Between.*

**AM 630 WMAL**  
Consolidating Talk - Breaking News

Information deemed reliable, but not guaranteed.

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# The Guarantee Buy Program

This home is offered with my signature  
**Pointing You Home Guarantee Buy Program.**

This means that if you have a house to sell, and you would like to buy this home, then I will guarantee to sell your home within 120 days of active marketing or

**I will buy it myself!**

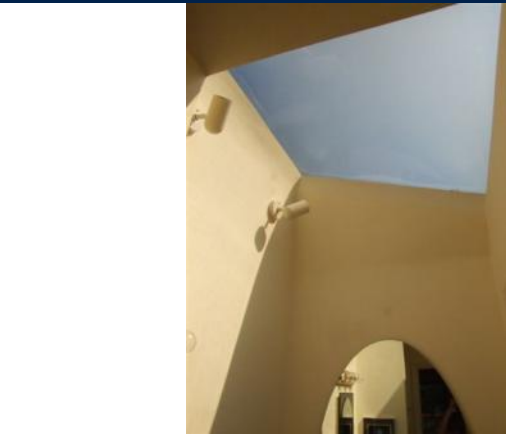
You and I will agree on the guarantee buy price before you put a contract on this house or put your home on the market.

Contact me, Eric Stewart, for details!

**The Art Deco Kitchen**



**Large Skylight**



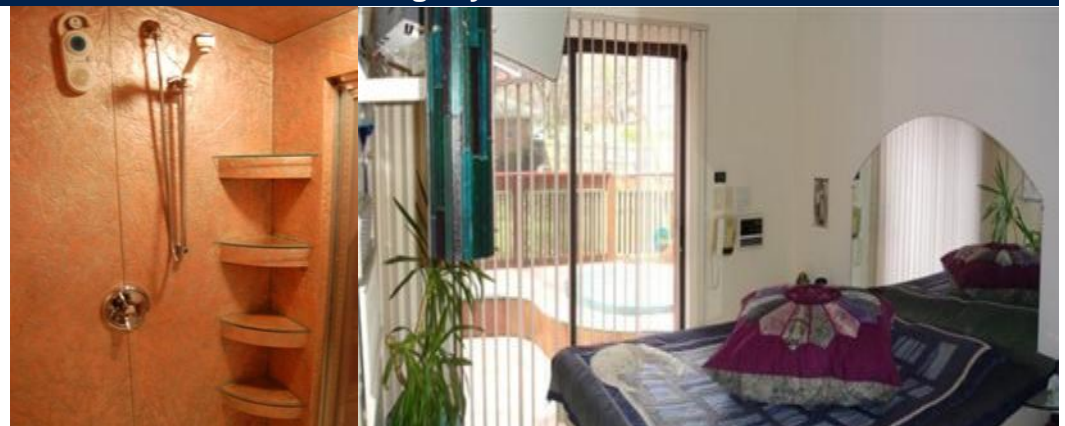
**The Large Sun Room**



**Shower Interior**



**Brightly-Lit Bedroom**



**The Lovely Front View**



**The Rear Deck with Spiral Staircase**



**The Wrap-Around-Deck with Hot Tub**



**The Garage**



**The Well-Lit Studio**



**The Lower Garage/Workshop**



**The Studio Pocket Door**

