



## 6204 Auth Road | Suitland, MD 20746

**Built In:** 1962 **Subdivision:** Andrews Manor **Lot Size:** 7,963 SF **Est. Taxes:** \$4,261

The John Burgess Group of Samson Properties is proud to present this turn-key, fully renovated rambler set on a quiet cul-de-sac in Andrews Manor! Designed for effortless single-level living, this three-bedroom, two full bath home features fresh paint, stylish luxury vinyl plank flooring, and updated lighting throughout. The sunlit living room centers around a custom brick wood-burning fireplace and opens into a spacious table-space kitchen equipped with new cabinetry, quartz countertops, a walk-in pantry, and stainless-steel appliances. The primary suite offers a comfortable retreat complete with double closets and brand-new carpet. Two additional bright bedrooms and a beautifully updated full bath provide plenty of space for family or guests. A separate utility/laundry room includes a washer/dryer and a convenient second full bath. An oversized family room with French doors opens to a flat, fully fenced backyard made for entertaining. Outdoor highlights include front and side porches, professional landscaping, a private driveway, and two large storage sheds. Enjoy an unbeatable location close to Joint Base Andrews, Branch Ave Metro, dining, and major commuter routes! *Listed at \$375,000*



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All information deemed reliable but not guaranteed.



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## **MAIN LEVEL:**

- Living room with custom brick wood-burning fireplace with mantle
- Table-space kitchen, new white cabinetry, brushed-nickel hardware, new quartz countertops with custom tile backsplash, new stainless-steel appliances (built-in microwave, gas range with oven, new Samsung dishwasher, new, large, Frigidaire side-by-side refrigerator), walk-in pantry closet with built-in shelving, updated lighting, deep stainless-steel sink
- Step down to family room area with French doors to side exit/front porch/backyard
- Utility area with painted floor, new Whirlpool stackable washer/dryer, full bathroom with custom tile surround, tub shower, new commode, new custom vanity, brushed-nickel fixtures, oversize tile flooring, updated lighting with exhaust fan
- Hallway with coat closet, HVAC closet, linen closet.
- Full bathroom with new custom lighting, exhaust fan, vanity, brushed-nickel fixtures, custom mirror, new dual flush commode, tub/shower with custom tile surround, built-in tiled shower shelf, oversized, ceramic tile flooring
- Bedrooms #2, #3 with updated lighting, new carpeting, large closet with new bifold doors
- Primary bedroom with new carpeting, custom ceiling fan with light, two closets with bifold doors



## **SPECIAL FEATURES:**

- Level lot with professional landscaping
- Concrete driveway/front porch/side porch
- Spacious, fenced backyard
- New front door
- Fresh paint throughout
- LVP flooring, new carpet
- Vinyl siding, vinyl double-pane windows