



SUFFRAGE POINT At Hyattsville

4027 Hamilton Street
Hyattsville, Maryland 20781

- 3,763 SQ/FT
- 6 BR + Office
- 3.5 BA
- ATTACHED 2 CAR GARAGE
- 5,031 SQ/FT LOT

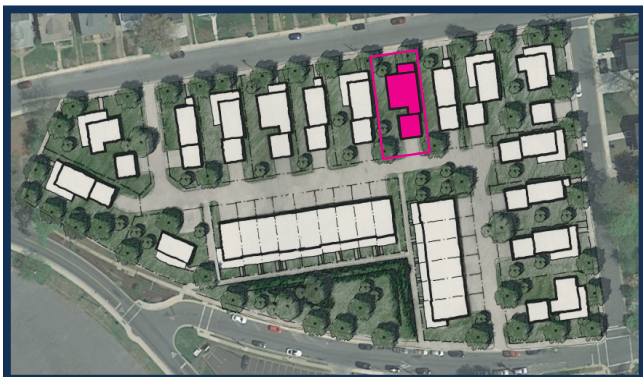
Directly adjacent to the vibrant Hyattsville Arts District, Suffrage Point delivers a traditional neighborhood ambiance in the heart of a thriving community. These new-construction luxury homes showcase Craftsman style details coupled with clean, elegant & modern amenities designed to complement the classic residential architecture found throughout this beautiful and historic Hyattsville community.

Suffrage Point is conveniently located within walking distance to Shops, Restaurants and the West Hyattsville Metro. This modern development also directly borders Thirty-Two beautiful acres of Scenic Public Parkland with access to Playgrounds, a Swimming Pool & Recreation Center with Restrooms, Walking and Biking Trails that connect to the Northwest Branch Trail, Picnic Pavilions, as well as a variety of sports & fitness facilities.

Priced from

\$1.2M

Anticipated Availability Mid 2022



Werrlein Properties
Suffrage Point Development
is proudly represented by;



KELLER WILLIAMS.
FLAGSHIP of MARYLAND

For details on this listing, please contact
Keller Williams Flagship Agent

Lisa Burdyn, Realtor®, GRI

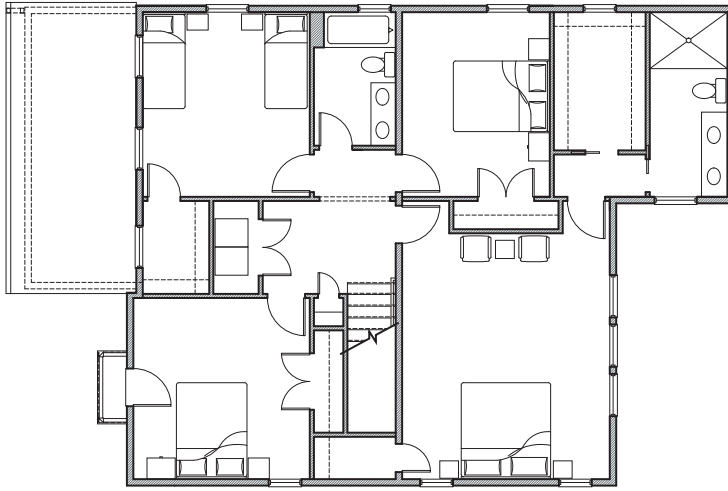
570-840-6913 | Lisa@werrleinproperties.com



*"We like to think that our business isn't about transactions;
It's more about relationships & partnerships!"* - Jonathan Werrlein

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522 Defense Highway • Annapolis, MD 21401

UPPER FLOOR



ROOM DIMENSIONS

<u>Upper Floor</u>	Primary Bedroom	14.9' x 17.4'
	Primary Ensuite	5.5' x 13.1'
	Primary Closet	6.5' x 9.9'
	Bedroom 2	11.9' x 13.1'
	Bedroom 3	12.5' x 13.9'
	Bedroom 4	10.4' x 13.1'
	Bathroom 3	6.2' x 9.4'

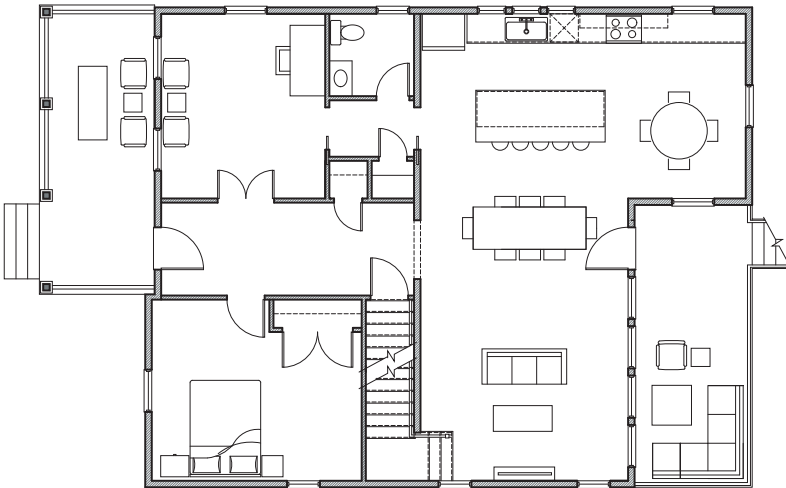
<u>Main Floor</u>	Living Room	12.9' x 14.9'
	Dining Room	8.9' x 14.9'
	Kitchen	14.9' x 23.0'
	Office	11.6' x 13.1'
	Bathroom 2	5.9' x 5.9'
	Bedroom 5	12.9' x 14.9'

<u>Lower Floor</u>	Family Room	14.1' x 31.9'
	Bedroom 6	11.3' x 13.1'
	Bathroom 4	5.8' x 9.3'
	Storage	11.3' x 16.2'

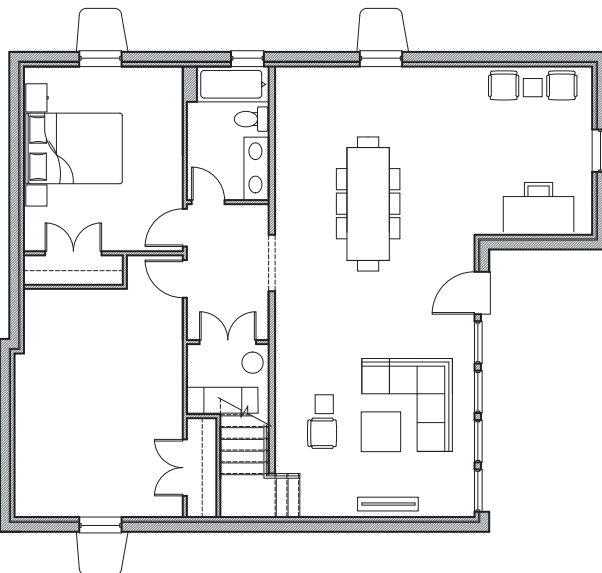
<u>Exterior</u>	Front Porch	8.0' x 20.4'
	Rear Deck	8.0' x 20.4'
	Upper Floor Balcony	2.5' x 4.0'

Note: All dimensions are estimated and are subject to change based on construction and field conditions.

MAIN FLOOR



LOWER FLOOR



SUMMARY

Total Interior Area 3,750 Sq/Ft

Total Bedrooms 6 (+ Office)

Total Bathrooms 3.5

Ceiling Heights

+/- 8'-0" Lower Floor

+/- 10'-0" Main Floor

+/- 9'-0" Upper Floor

Upper Floor Laundry