



**5206 41st Avenue**  
Hyattsville, Maryland 20781

- 2,800 SQ/FT
- 4 BR (OPT 5) + Office
- 3.5 BA (OPT 4.5)
- ATTACHED 2 CAR GARAGE
- 5,030 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 the  
**\$1.1M**  
Available Early 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

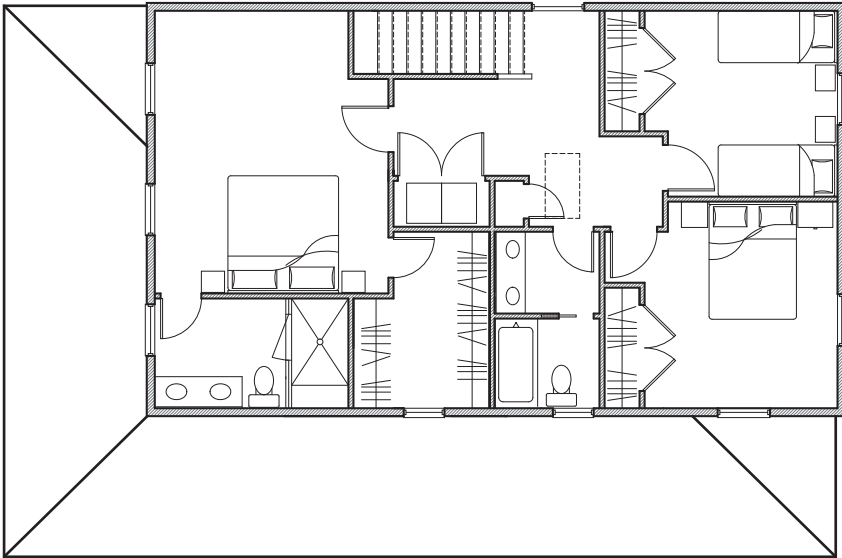
**Lisa Burdyn, Realtor®, GRI**  
570-840-6913 | [Lisa@werrleinproperties.com](mailto:Lisa@werrleinproperties.com)



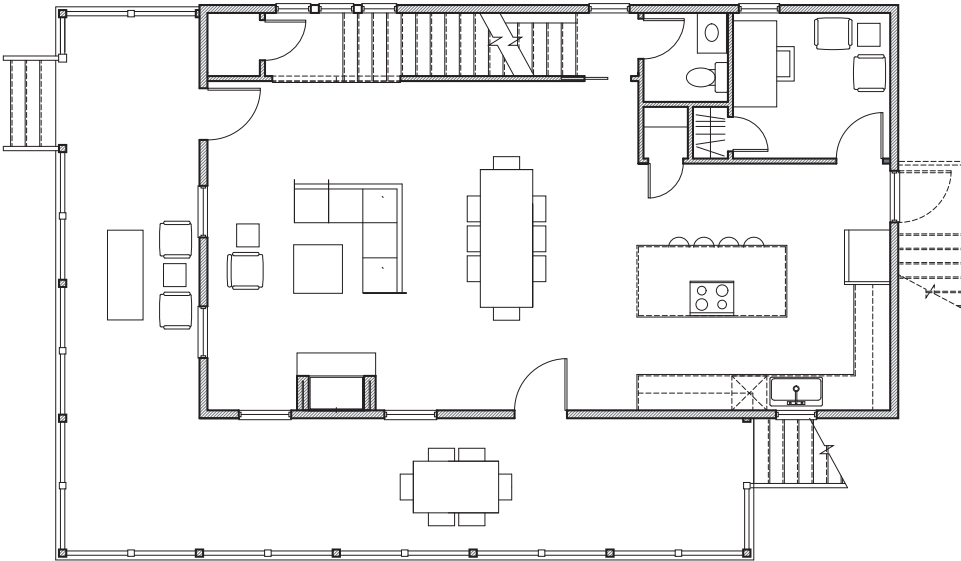
*"We like to think that our business isn't about transactions;  
It's more about relationships & partnerships!" - Jonathan Werrlein*

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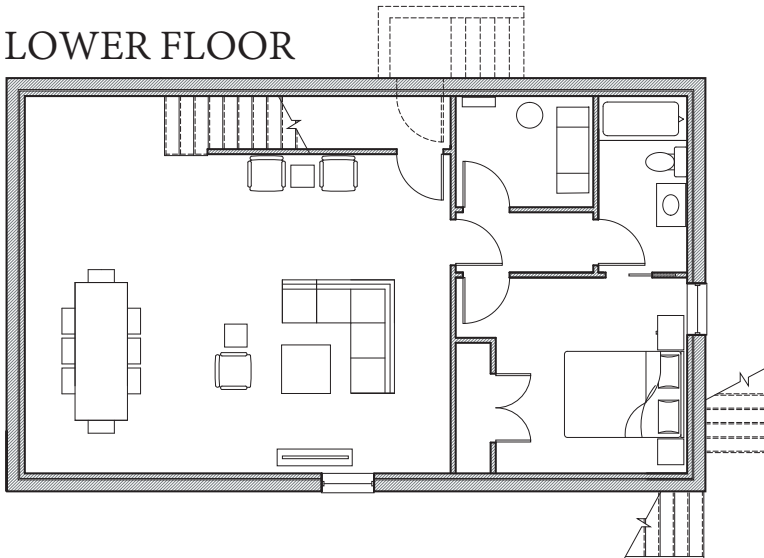
### UPPER FLOOR



### MAIN FLOOR



### LOWER FLOOR



### ROOM DIMENSIONS

<u>Upper Floor</u>	Primary Bedroom	13.3' x 16.4'
	Primary Ensuite	6.3' x 11.1'
	Primary Closet	7.7' x 10.3'
	Bedroom 2	11.0' x 12.0'
	Bedroom 3	11.0' x 10.8'
	Bathroom 3	6.0' x 10.3'
<u>Main Floor</u>	Living Room	13.5' x 19.1'
	Dining Room	11.1' x 19.1'
	Kitchen	14.3' x 14.4'
	Office	8.4' x 9.0'
	Bathroom 2	4.9' x 5.1'
<u>Lower Floor</u>	Family Room	18.8' x 24.5'
	Bedroom 4	11.0' x 11.3'
	Bathroom 4	5.0' x 10.3'
<u>Exterior</u>	Front Porch	8.0' x 31.8'
	Side Porch	8.0' x 31.8'

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

### SUMMARY

Total Interior Area 2,800 Sq/Ft

Total Bedrooms 4 (+ Office)

Total Bathrooms 3.5

#### Ceiling Heights

+/- 8'-0" Lower Floor

+/- 10'-0" Main Floor

+/- 9'-0" Upper Floor

Upper Floor Laundry