



**5204 41st Avenue**  
Hyattsville, Maryland 20781

- 2,560 SQ/FT
- 5 BR (OPT 6)
- 3.5 BA (OPT 4.5)
- ATTACHED 2 CAR GARAGE
- 5,000 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  
**\$1.1M**

Anticipated Availability Late 2021



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

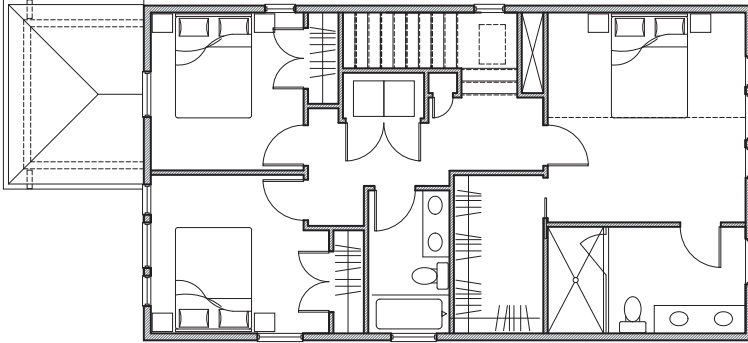
**Lisa Burdyn, Realtor®, GRI**  
570-840-6913 | [Lisa@werrleinproperties.com](mailto:Lisa@werrleinproperties.com)



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

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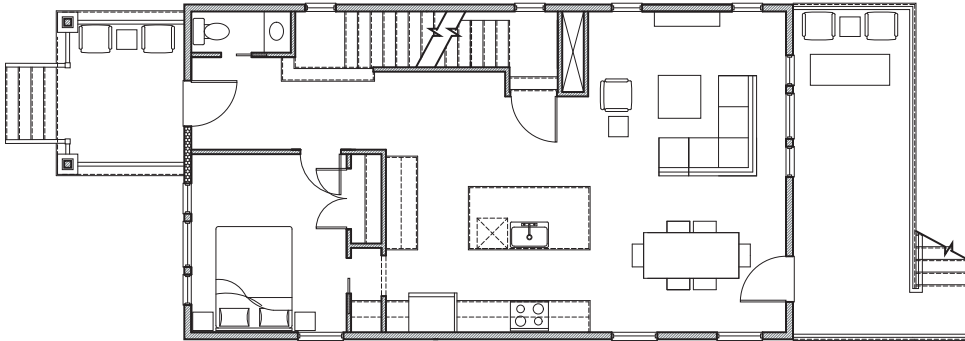
## UPPER FLOOR



## ROOM DIMENSIONS

<u>Upper Floor</u>	Primary Bedroom	13.0' x 13.8'
	Primary Ensuite	7.0' x 13.0'
	Primary Closet	5.9' x 10.3'
	Bedroom 2	11.7' x 10.4'
	Bedroom 3	10.0' x 10.3'
	Bathroom 3	5.3' x 9.3'

## MAIN FLOOR



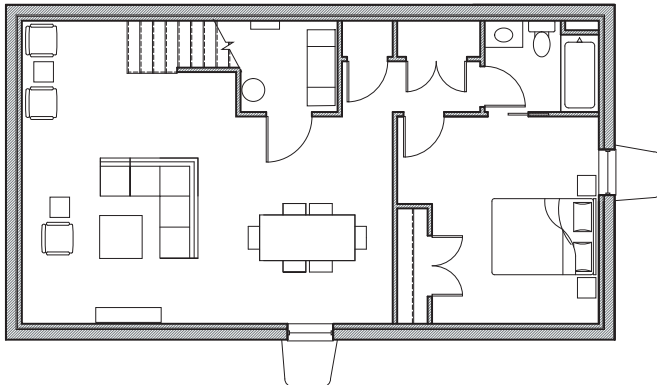
<u>Main Floor</u>	Living Room	12.5' x 13.0'
	Dining Room	8.5' x 13.0'
	Kitchen	13.3' x 15.5'
	Office	11.8' x 12.1'
	Bathroom 2	2.8' x 6.7'

<u>Lower Floor</u>	Family Room	15.1' x 24.3'
	Bedroom 4	10.9' x 13.6'
	Bathroom 4	6.0' x 7.5'

<u>Exterior</u>	Front Porch	8.0' x 10.8'
	Rear Deck	8.0' x 22.0'

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

## LOWER FLOOR



## SUMMARY

Total Interior Area 2,550 Sq/Ft

Total Bedrooms 5

Total Bathrooms 3.5

Ceiling Heights

+/- 8'-0" Lower Floor

+/- 10'-0" Main Floor

+/- 9'-0" Upper Floor

Upper Floor Laundry