Help us help you

WHAT IS YOUR PRIORITY?

Help us understand what matters most, so we can better support your home search!

- [ ] **THE AREA**
  Neighborhood, schools, commute, etc.
- [ ] **THE MONTHLY PAYMENT**
  What fits your budget
- [ ] **THE TYPE OF HOME**
  Size, single family, room for family or guests

ANY OTHER THOUGHTS?

NAME _____

PHONE _____

EMAIL _____

SCAN TO SEE EVERY PHOTO

Meet your

AGENTS



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What's your home worth?

Find out, even if you're not ready to sell yet.

CONTACT US!

ARGENT ERA REAL ESTATE

4041 Powder Mill Rd, Ste 109, Beltsville, MD 20705 · 240-913-8110

Argent Realty, LLC · Office 240-913-8110 · Each ERA® office is independently owned and operated. Information deemed reliable but not guaranteed; buyers should verify. Square footage is above grade and estimated.

ARGENT ERA REAL ESTATE



Welcome home to

6702 96TH PLACE

LANHAM, MD 20706

$460,000

All brick. Two levels. Room for everyone.

5 Beds · 2 Baths · 1,552 Sq Ft

OPEN HOUSE · SAT, OCT 10 · 11 AM – 3 PM

ARGENTREALTY.COM



Inside and out

THIS HOME OFFERS

- 5 bedrooms
- 2 full bathrooms
- 1,552 sq ft above grade
- Finished lower level, own entrance
- 2 fireplaces
- Central air (2022)
- Water heater (2022)
- Above-ground pool + shed
- Driveway for about 3 cars
- 0.27-acre lot · no HOA

Room for everyone

THE LOWER LEVEL

A finished lower level with its own entrance — ready to be a guest suite, home office, or in-law space.







- Separate entrance
- 2 bedrooms and a full bath
- Kitchenette
- Second fireplace
- Laundry room with storage

PRIVATE TOUR · 240-428-9622

Everything you need, close by

GREAT LOCATION

SHOPPING & DINING
Minutes to Woodmore Towne Centre, Largo and Bowie shopping.

SCHOOLS
Gaywood Elementary (0.2 mi), Thomas Johnson Middle (1.3 mi), DuVal High (0.8 mi). Verify with PGCPS.

PARKS & RECREATION
Nearby parks, trails, playgrounds and community recreation centers.

COMMUTE
Easy access to I-495, US-50 and MD-450, plus New Carrollton Metro & MARC.



REAL ESTATE GROWS YOUR WEALTH

BASED ON A 4% AVERAGE ANNUAL APPRECIATION

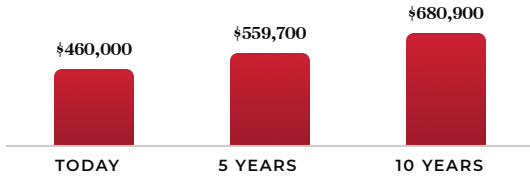


Illustration only: 4% average yearly appreciation, compounded. Not a prediction, appraisal or guarantee; actual values vary with the market.