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

AGENT



GABRIELA A. KOUNTOURAS

REALTOR® · LISTING AGENT

EVP, Training & Development

2024 Rookie of the Year · Argent Realty

240-428-9622

gabriela@argentrealty.com

MD 5017510

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

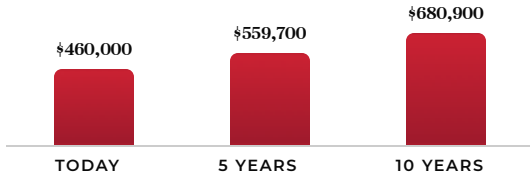


Illustration only: 4% average yearly appreciation, compounded. Not a prediction, appraisal or guarantee; actual values vary with the market.