

# \$750,000 - 701 Rosier Rd, FORT WASHINGTON

MLS® #MDPG2180094

## \$750,000

5 Bedroom, 2.50 Bathroom, 4,426 sqft

Residential on 0.96 Acres

RIVER BEND, FORT WASHINGTON, MD

Enjoy this spectacular setting with a combination of views of the Potomac River with beautiful mature trees aligning the property. 701 Rosier Road sits atop a double lot, totaling a combined .96 acres. The front circular driveway leads to the large porch. Inside, the home has over 4400 sq ft on 2 levels and a built-in 2 car garage. A total of 5 bedrooms 2.5 baths, with a traditional floor plan upstairs including a large Florida/sun room with vaulted ceilings and 3 walls of oversized windows offering incredible views of the front, side and rear of the property. Enjoy all 4 seasons comfortably with a separate HVAC system for the sunroom. The wood deck runs along the rear of the home with water views. Downstairs offers a more open floor plan and would be an ideal setting for an in-law/au-pair/ guest suite, with 2 additional bedrooms, a full bath, 2nd full kitchen, large family room and recreation space plus the laundry room. The lower level is daylit with it's own walk out exit from the family room to a lower level patio and the rear yard, plus interior access to the garage. A large storage room is also found in the lower level. Upstairs, the primary bedroom is spacious with room for a sitting area and a walk-in closet. 2 additional bedrooms upstairs with an updated full bath. There are 2 HVAC systems (the main system was upgraded in 2021) and an upgraded electric panel with 200AMP service (upgraded in 2023). This property is close to The National Harbor with MGM Hotel & Casino, Gaylord



National and Tanger Outlets, offering many shopping, dining and recreational choices. Fort Foote Recreation Center is walking distance from the home featuring a playground, tennis courts, soccer field, basketball court and a recreational space that can be rented. Fort Foote Park is a short drive away, run by the NPS with walking trails and rich in history. Close to both public and private golf options - the National Golf Club or Henson Creek Golf Course - plus Top Golf. Convenient to Routes 495, 295 & 210; a great commuter choice close to Washington and Virginia. Coming soon with showings likely the end of October. The home will be ready for quick occupancy. You could be in your new home by the holidays! Call your agent to set up a private tour.

Built in 1967

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | MDPG2180094             |
| Price          | \$750,000               |
| Bedrooms       | 5                       |
| Bathrooms      | 2.50                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 4,426                   |
| Acres          | 0.96                    |
| Year Built     | 1967                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Raised Rancher, Rancher |
| Status         | Coming Soon             |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 701 Rosier Rd   |
| Subdivision | RIVER BEND      |
| City        | FORT WASHINGTON |

|          |                   |
|----------|-------------------|
| County   | PRINCE GEORGES-MD |
| State    | MD                |
| Zip Code | 20744             |

### **Amenities**

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities    | Stall Shower, Tub Shower, CeilingFan(s), Entry Lvl BR, Formal/Separate Dining Room, Walk-in Closet(s), Wood Floors |
| Parking      | DW - Circular, Paved Driveway                                                                                      |
| # of Garages | 2                                                                                                                  |
| Garages      | Garage - Front Entry, Basement Garage, Built In, Garage Door Opener, Inside Access                                 |
| View         | River, Water, Trees/Woods                                                                                          |

### **Interior**

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Traditional                                                                                                                                                                                   |
| Appliances        | Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Oven-Wall, Oven/Range-Electric, Washer, Water Heater, Extra Refrg/Frz, Refrigerator                                                                   |
| Heating           | Central, Zoned                                                                                                                                                                                           |
| Cooling           | Central A/C, Ceiling Fan(s), Zoned                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Full, Connecting Stairway, Daylight, Full, Daylight, Partial, Fully Finished, Garage Access, Heated, Improved, Interior Access, Outside Entrance, Rear Entrance, Space For Rooms, Walkout Level, Windows |
| Fireplace         | Yes                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                        |
| Fireplaces        | Brick, Equipment, Wood                                                                                                                                                                                   |
| # of Stories      | 2                                                                                                                                                                                                        |
| Stories           | 2 Story                                                                                                                                                                                                  |

### **Exterior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Brick and Siding                                                                                                          |
| Exterior Features | Deck(s), Patio, Porch(es)                                                                                                 |
| Lot Description   | Additional Lot(s), Backs to Trees, Front Yard, Interior, Level, Open, Partly Wooded, Rear Yard, SideYard(s), Trees/Wooded |
| Roof              | Asphalt                                                                                                                   |
| Foundation        | Permanent                                                                                                                 |

### **School Information**

|          |                                       |
|----------|---------------------------------------|
| District | PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS |
|----------|---------------------------------------|

## **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 17th, 2025 |
| Zoning      | RR                 |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Maryland Real Estate Network |
|----------------|------------------------------|

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