



THE POINT AT CABIN BRANCH CONDOMINIUM, INC

(Cabin Branch Toll Brother Phase 1)



*Little Seneca PKWY
Clarksburg, MD 20871*

[CLICK HERE FOR A MAP](#)

MPDU UNIT TYPE:	PB Townhouse
Price:	\$153,822 - \$161,199
Bedrooms:	3
Baths:	2.5
Square Footage:	1,606 sq. ft.
HOA Fee:	\$80 per month plus one-time \$500 capital contribution; \$50 HOA set-up Fee
Condo Fee:	\$160 per Month plus one time assessment of \$720
Front Foot Benefit Charge :	\$360/year for 30 yrs.
Down payment	\$5,151 – \$5,250
Legal and Closing Costs:	\$5,346 - \$5,641
Good Faith Deposit:	\$1,500 - \$1,546

INTERIOR:

First Floor Level: *One-Car Garage, Living/ Dining, Kitchen, and a Half Bath.*

Second Floor Level: *Three Bedrooms with Two Full Baths; and Washer/Dryer Hookups*

- ☐ Wall to Wall Carpeting in Living/Dining and Bedrooms
- ☐ Vinyl in Kitchen and Bathrooms
- ☐ Central AC and Heating System
- ☐ Pre-wired Cable TV and Phone System

APPLIANCES:

- ☐ Refrigerator
- ☐ Dishwasher
- ☐ Range
- ☐ Range Hood
- ☐ Garbage Disposal
- ☐ Washer and Dryer Hook-ups

EXTERIOR:

- ☐ Brick Architectural Details
- ☐ Professionally Managed and Maintained Common Areas

