



# Clarksburg Village-Phase I



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**12538 Horseshoe Bend Circle, #249  
Clarksburg, MD 20871**

**OPEN HOUSE:**

***Wed. 12/20, 6-8pm***

***Sat. 12/23, 2-4pm***

**MPDU UNIT TYPE:** Townhouse  
**Price:** \$174,222  
**Bedroom:** 3  
**Bath:** 2  
**Square Footage:** 1253 *square feet*  
**Closing Costs Credit:** \$0.00  
**Good Faith Deposit:** \$1,740  
**Front Foot Benefit Charge:** \$N/A

**Exterior View**



Estimated property tax and non-tax charges for the first year of ownership: : **\$1945 per year**

Condo and HOA Fees: \$246 per month\*

*\*Condo fee includes Lawn Maintenance, Management, Master Insurance Policy, Reserve Funds, Snow Removal, Trash Removal, Water and Parking.*

## **INTERIOR:**

- ☐ Floor Layout: *Living/Dining, Kitchen, Three Bedrooms, Two Full Baths, and Laundry Closet.*
- ☐ Open Living Space
- ☐ Large Walk-in Closet
- ☐ Central AC and Heating System
- ☐ Pre-wired Cable TV and Phone System

**Interior View**



## **AMENITIES:**

- ☐ New Stainless Steel Kitchen appliances
- ☐ Refrigerator w/ ice maker
- ☐ Dishwasher
- ☐ Gas Range
- ☐ Built-in microwave
- ☐ Garbage Disposal
- ☐ Washer/Dryer



Description 5 yr young stacked townhouse, close to 270 and Clarksburg Premium Outlet. New stainless steel appliances and light fixtures.

**Charles Niu, Realtor  
Independent Realty**

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