



# Arora Hills

11759 Skylark Road  
Clarksburg, MD 20871



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**Please provide your name, lender,  
pre-approval amount and MPDU  
Certificate number to receive code.**

**MPDU UNIT TYPE:** Townhouse  
**Price:** \$300,337.00  
**Bedroom:** 3  
**Bath:** 2 Full & 2 Half Baths  
**Square Footage:** 1944 square feet  
**Earnest Money Deposit:** \$3,003.00  
**Front Foot Benefit Charge:** \$525.00 per year for 25 years  
**Estimated property tax and non-tax charges for  
the first year of ownership: :** \$3314.38 per year  
**HOA Fees:** \$95.00 per month\*

## **INTERIOR:**

**Upper Level:** Three Bedrooms with 2 Full Baths

**First Level:** Living Room, Dining Room, Kitchen, 1/2 Bath

**Ground Level:** One Car Garage, Recreation Room, Office Area,  
Laundry Room (Washer/Dryer Hookups), 1/2 Bath

- Open Living Space
- Finished Basement
- Large Walk-in Closet Space
- Central AC and Heating System
- Pre-wired Cable TV

## **AMENITIES:**

- Fully Equipped Kitchen
- Double Oven Electric Range
- Slim Under Cabinet Range Hood
- Large Center Island with Microwave
- Refrigerator w/ Ice Maker
- Dishwasher
- Garbage Disposal
- Washer/ Dryer

## **PROPERTY DESCRIPTION:**

Gorgeously upgraded brick-front townhouse with bright, airy interiors and open views. Located in a sought-after community featuring 2 pools and abundant recreational facilities. Prime location - walking distance to schools, shopping, and restaurants, with easy access to I-270 and 355.

