



# Clarksburg Village Phase 2



*11601 Emerald Green Dr, Unit 906A  
Clarksburg, MD 20871*

**Please Contact: Matthew Brown**

**(202) 215-9293**

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

**MPDU UNIT TYPE:** Piggyback Townhouse (PBTH)

**Price:** **\$249,794.00**

**Bedroom:** **3**

**Bath:** **1 full 1 half**

**Square Footage:** **1,152 square feet**

**Earnest Money Deposit:** **\$2,497.00**

### **Exterior View**

**Front Foot Benefit Charge:** **\$405.00 per year**

**Estimated property tax and non-tax charges for the  
first year of ownership: :** **\$2,598.88 per year**

**Condo and HOA Fees:** **\$271.62 per month\***  
**\$64 per month**

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



### **INTERIOR:**

Floor Layout: *Living/Dining, Kitchen, Three Bedrooms, One  
and a half Baths, and Laundry Closet.*

Open Living Space

Walk-in Lower Level

Central AC and Heating System

### **Interior View**

#### AMENITIES:

Fully equipped Kitchen

Composite Deck

Refrigerator w/ ice maker

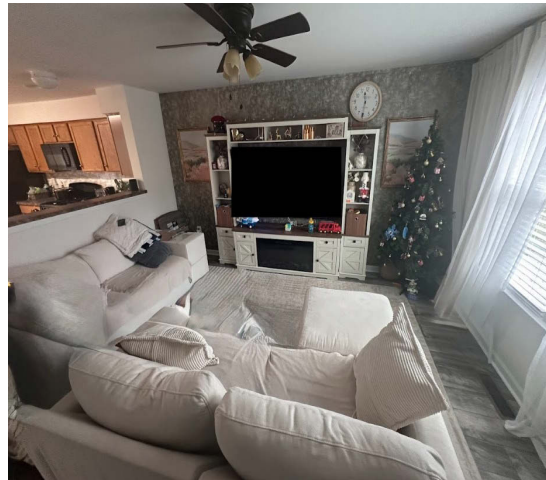
Dishwasher

Gas Range

Built-in microwave

Garbage Disposal

Washer/Dryer



### **Brief Property Description Here**

Beautifully maintained brick front end unit home with open-concept living. NEW floors throughout the home and NEW HVAC central air system. The home backs to trees for ultimate privacy with a fenced in yard.

