



# The Point @ Cabin Branch



22025 Broadway Ave, Unit #401A  
Clarksburg, MD 20871

## Please Contact

Christy Issler 240-285-6497

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

**MPDU UNIT TYPE:** Piggyback Townhouse (PBTH)  
**Price:** \$238,649.00  
**Bedroom:** 3  
**Bath:** 2.5  
**Square Footage:** 1,807 square feet

**Earnest Money Deposit:** \$2,386.00  
**Front Foot Benefit Charge:** \$360 per year

### Exterior View



**Estimated property tax and non-tax charges for the first year of ownership:** : \$2530.45 per year

**Condo and HOA Fees:** \$246 per month\*  
\$89.42 per month

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

### INTERIOR:

- Floor Layout: *Living/Dining, Kitchen, Three Bedrooms, Two and a half Baths, and Laundry Closet.*
- 2 Walk-in Closets
- Central AC and Heating System
- 2<sup>nd</sup> Floor Laundry

### Interior View



### AMENITIES:

- Fully equipped Kitchen
- Refrigerator w/ ice maker
- Dishwasher
- Electric Range and Built-in Microwave
- Garbage Disposal
- Washer/Dryer
- Tankless Water Heater

This home features an attached 1-car garage and a private driveway. The main floor offers a fully equipped kitchen and comfortable living space, while a carpeted staircase leads to the second level. Upstairs, the primary suite includes two walk-in closets and access to a private balcony. The second floor also features two additional bedrooms and convenient laundry facilities. Water heater replaced in 2022.

