



Clarksburg Village-Phase 1



12514 Horseshoe Bend Circle
Clarksburg, MD 20871

Text TODD GEARY at 240-876-5652

with the following information: **YOUR NAME, CERTIFICATE #, LENDER'S NAME AND HOW MUCH YOU ARE APPROVED FOR. You will receive the house code for the random selection drawing.**

MPDU UNIT TYPE: Piggyback Townhouse(PBTH)

Price: **\$217,173.00**

Bedroom: **3**

Bath: **2**

Square Footage: **1,253**

Good Faith Deposit: **\$2,172.00**

Front Foot Benefit Charge: **\$405 per year**

Estimated property tax and non-tax charges for the first year of ownership: : **\$2,560 per year**

Condo Fee: \$275.00 per month*

HOA Fee: \$69.30 per month*

**Condo & HOA fee includes Common Area Maintenance, Management, Master Insurance Policy, Snow Removal, Trash Removal, and Water.*

Exterior View



INTERIOR:

Floor Layout:

Main Level: Kitchen, Living/Dining Room, Bedroom, Full Bath

Lower Level: Two Bedrooms, Family room, Full Bath

Open Living Space

Central AC and Heating System

Interior View



AMENITIES:

Fully equipped Kitchen

Refrigerator

Dishwasher

Natural Gas Range

Garbage Disposal

Full Size Washer/Dryer

2 Assigned Parking Spaces #222/191

Walkout lower level w/ fully fenced yard

This stunning 3 Bed/2 Full Bath piggyback townhouse is ideally located just a short walk to dining and grocery store and less than 2 miles from 270. Home includes a main level bedroom with a main level full bath! Home has been freshly painted, new carpet, and new water heater. Kitchen includes gas range and stainless steel dishwasher as well as a large pantry. Property includes fully fenced backyard backing up to trees and adjacent to the Greenway Trail.



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