



The Point @ Cabin Branch



**13753 Little Seneca Pkwy Unit 404E
Clarksburg, MD 20871**

Please Contact: Franklin Arias

Phone Number: 240-393-9377

**Email Address:
Realtor@franklinarias.com**

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

MPDU UNIT TYPE: Piggyback Townhouse
Price: **\$221,498.00**
Bedroom: 3
Bath: 2.5
Square Footage: **1,810**

Earnest Money Deposit: **\$2,214.00**
Front Foot Benefit Charge: **\$0.00 per year**

**Estimated property tax and non-tax charges for
the first year of ownership: : \$2188.51 per year**

Condo and HOA Fees: **\$190.00 per month***
\$90.00 per month

**Condo fee includes Lawn Maintenance, Management, Master
Insurance Policy, Reserve Funds, Clubhouse, Snow Removal,
and Community Pool.*

INTERIOR:

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

AMENITIES:

- ☐ Fully equipped Kitchen
- ☐ Refrigerator w/ ice maker
- ☐ Dishwasher
- ☐ Gas Stove
- ☐ Built-in microwave
- ☐ Washer/Dryer
- ☐ Garbage Disposer

Welcome to this meticulously maintained, turn-key home offering the perfect blend of classic style and everyday comfort. The pristine, move-in-ready interior features a bright, open-concept layout that seamlessly connects the living spaces. Situated in an unbeatable location, you are just minutes from the Clarksville Outlets with quick, convenient access to I-270.

