



Cabin Branch Winchester Phase 2

13808 Petrel St, 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 (TH)
Price: \$219,108.00
Bedroom: 3
Bath: 2
Square Footage: 1612 square feet

Earnest Money Deposit: \$2,191.00
Front Foot Benefit Charge: \$730.00 per year

Exterior View



Estimated property tax and non-tax charges for the first year of ownership: **\$2,608.32 per year**
HOA Fees: \$101.19 per month*
**HOA fee includes Lawn Maintenance, Management, Snow Removal, Trash Removal, Pool.*

INTERIOR:

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

AMENITIES:

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

Interior View



Brief Property Description Here

Welcome to this lovely 3-level townhouse in Clarksburg, featuring 3 bedrooms, 2 full bathrooms, a deck, and a garage. The open-concept floor plan offers a spacious living area, perfect for comfortable living and entertaining. Conveniently located near Clarksburg Premium Outlets, restaurants, Route 270, and Route 355, this home offers comfort and easy access to shopping, dining, and major commuter routes.

