



The Point @Cabin Branch



**13757 Little Seneca Parkway #404G
Clarksburg, MD 20871**

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

MPDU UNIT TYPE: Piggyback Townhouse
Price: **\$229,083.00**
(Sales Price includes up to 6%)
Bedroom: **3**
Bath: **2 Full / 1 Half**
Square Footage: **1,810 SQFT**

Exterior View



Earnest Money Deposit: **\$2,290.00**
Front Foot Benefit Charge: **\$0.00 per year**

**Estimated property tax and non-tax charges for
the first year of ownership :** **\$2,189 per year**

Condo and HOA Fees: **\$246.00 per month***
\$89.00 per month

****Condo fee includes Lawn Maintenance, Management, Master
Insurance Policy, Reserve Funds, Snow Removal, Trash
Removal, Water, Pool, Clubroom, Dog Park, Tot-Lots.***

INTERIOR:

- ☐ Floor Layout: 2-levels w/ open concept living/dining/kitchen & half bath on lower & 3 beds, 2 full baths on upper
- ☐ LVP Flooring on lower level
- ☐ Large primary bedroom w/ en-suite bath on upper
- ☐ Stainless appliances w/ gas range in kitchen
- ☐ Laundry closet w/ washer/dryer in home

Interior View



AMENITIES:

- ☐ Fully equipped gourmet-style kitchen w/ breakfast-bar
- ☐ Attached 1-car garage
- ☐ Courtyard View
- ☐ Community Pool
- ☐ Ease of Access to I-270, Shopping, Dining & Entertainment

**Must See 3 bed / 2.5 bath Townhome-style condo built in
2019. Property has been meticulously maintained & cared for
by current owner; Turn-key & move-in ready. Huge primary
bedroom. 1-car attached garage. Peaceful view of expansive
courtyard with well manicured common grounds.**

