

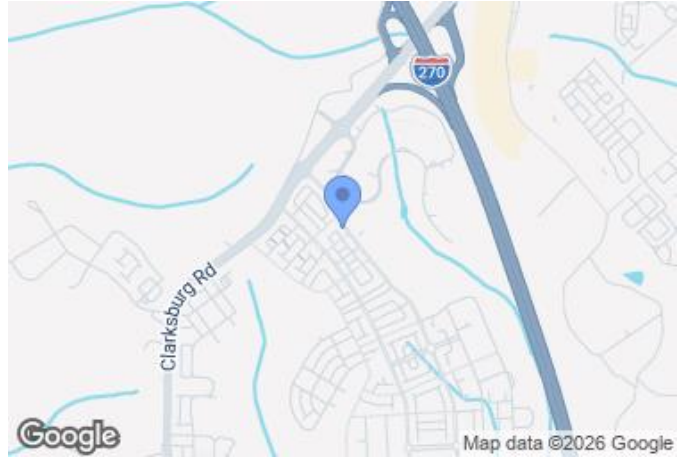
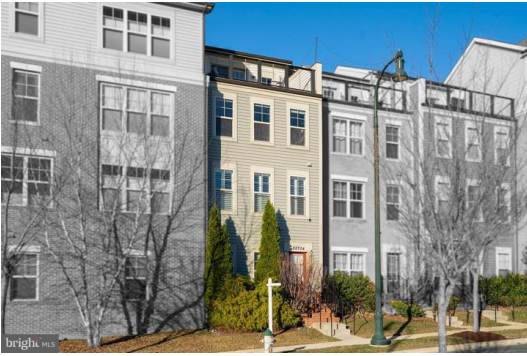
# Client Full

22704 Cabin Branch Ave, Clarksburg, MD 20871

Coming Soon

Residential

\$645,000



Recent Change: **03/10/2026 : Coming Soon : ->C/S Expected On Market Date: 03/13/26**  
**Upcoming OH: Public: Sun Mar 15, 11:00AM-2:00PM Method: In-Person Only**

MLS #:	MDMC2220722	Beds:	4
Tax ID #:	160203746548	Baths:	2 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	2,280 / Estimated
Association:	HOA	Below Grade Fin SQFT:	
Structure Type:	Interior Row/Townhouse	Price / Sq Ft:	282.89
Levels/Stories:	4	Year Built:	2017
Waterfront:	No	Property Condition:	Excellent
Garage:	Yes	Style:	Colonial
		Central Air:	Yes
		Basement:	No

## Location

County:	Montgomery, MD	School District:	<a href="#">Montgomery County Public School</a>
In City Limits:	No	High School:	Seneca Valley
Subdiv / Neigh:	CABIN BRANCH	Middle/Junior School:	Neelsville
Transportation:	Bus Stop less than 1 mile	Elementary School:	Cabin Branch
		Election District:	02

## Association / Community Info

HOA:	Yes	HOA Fee:	\$110 / Monthly
HOA Name:	CABIN BRANCH HOA		
Association Fee Incl.:	Common Area Maintenance, Management, Pool(s), Snow Removal, Trash		
Amenities:	Club House, Common Grounds, Jog/Walk Path, Pool - Outdoor, Swimming Pool, Tot Lots/Playground		

## Taxes and Assessment

Tax Annual Amt / Year:	\$6,193 / 2026	Tax Assessed Value:	\$514,000 / 2026
County Tax:	\$5,732 / Annually	Imprv. Assessed Value:	\$364,000
City/Town Tax:	Annually	Land Assessed Value:	\$150,000
Clean Green Assess:	No	Special Assmt:	\$73.50
Front Foot Fee:	\$710.00 / Annually	Land Use Code:	R
Refuse Fee:	\$388	Block/Lot:	C / 5
Zoning:	CRT0.		

## Rooms

			Bed	Bath
Primary Bedroom:	Upper 3	Flooring - HardWood	Main	1
Primary Bathroom:	Upper 3	Bathroom - Stall Shower, Double Sink, Flooring - Ceramic Tile	Upper 1	1 Half
			Upper 2	2
			Upper 3	1
Loft:	Upper 3	Flooring - HardWood		1 Full
Bedroom 2:	Upper 2	Attached Bathroom, Ceiling Fan(s), Flooring - HardWood, Walk-In Closet(s)		
Full Bath:	Upper 2	Bathroom - Tub Shower, Double Sink, Flooring - Ceramic Tile		
Bedroom 3:	Upper 2	Ceiling Fan(s), Flooring - HardWood, Walk-In Closet(s)		
Laundry:	Upper 2			
Kitchen:	Upper 1	Breakfast Bar, Countertop(s) - Granite, Flooring - HardWood, Island, Kitchen - Gas Cooking, Pantry		
Dining Room:	Upper 1	Flooring - HardWood		
Living Room:	Upper 1	Flooring - HardWood		
Half Bath:	Upper 1	Flooring - HardWood		
Additional Bedroom:	Main	Flooring - HardWood		

## Building Info

Above Grade Fin SQFT:	2,280 / Estimated	Main Entrance Orientation:	East
Total Fin SQFT:	2,280 / Estimated	Construction Materials:	Vinyl Siding
Tax Total Fin SQFT:	1,870	Flooring Type:	Ceramic Tile, Hardwood
Total SQFT:	2,280 / Estimated	Roof:	Architectural Shingle
Wall & Ceiling Types:	Dry Wall		
Foundation Details:	Block		

### Lot

Lot Acres / SQFT: 0.03a / 1368sf / Assessor

### Parking

Attached Garage - # of Spaces	2	Features:	Attached Garage, Driveway, Garage Door Opener, Garage - Rear Entry
Driveway - # of Spaces	2		
<b>Total Parking Spaces</b>	<b>4</b>		

### Interior Features

Interior Features: Bathroom - Stall Shower, Bathroom - Tub Shower, Breakfast Area, Ceiling Fan(s), Dining Area, Entry Level Bedroom, Floor Plan - Open, Kitchen - Eat-In, Kitchen - Island, Pantry, Primary Bath(s), Recessed Lighting, Sprinkler System, Upgraded Countertops, Walk-in Closet(s), Wood Floors; No Fireplace; Built-In Microwave, Dishwasher, Disposal, Oven/Range - Gas, Refrigerator, Stainless Steel Appliances, Washer, Water Heater; Accessibility Features: None; Upper Floor Laundry

### Exterior Features

Exterior Features: Roof Deck; Deck(s); Pool: Yes - Community

### Utilities

Utilities: Cable TV Available, Electric Available, Natural Gas Available, Phone Available, Sewer Available, Water Available; Central A/C, Zoned; Cooling Fuel: Electric; Heating: Central, Forced Air, Humidifier, Zoned; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

### Remarks

Public: CATERED Open House Sunday, March 15, 11am - 2pm || || You will not believe this isn't a model home: pristine condition, premium upgrades, and stunning decorator touches, Four stories of luxury living in one of the most convenient locations around. Two decks, including a private roof deck overlooking 65 acres of protected woodlands, the Clarksburg outlets, and breathtaking sunrises. Wide plank engineered wood floors throughout with ceramic tile planks in the foyer. Custom plantation shutters on the first two floors, and top-down blackout shades on the top two. Two piece box ceiling in the primary bedroom. Stunning bathrooms, a gourmet kitchen, custom millwork wall in the living room. You will fall in love with every inch of this home. || || Cabin Branch offers some of the most appealing neighborhood amenities in region with a clubhouse with 3 pools, multiple parks and playgrounds, sports fields, and trails. The entrance to Black Hill Park is just blocks away. The shops and dining at the outlets are directly across the street. And you can be on 270 in less than a minute.

### Directions

Park on the east side of Cabin Branch Ave, on Estuary Dr, or in the driveway behind the house.

### Listing Details

Vacation Rental:	No	DOM:	0
Sale Type:	Standard	Expected On Market Date:	03/13/26
Listing Term Begins:	03/09/2026	Lease Considered:	No
Possession:	Settlement	Home Warranty:	No
Acceptable Financing:	Cash, Conventional, FHA, VA	Pets Allowed:	Yes
Federal Flood Zone:	No	Pet Restrictions:	No Pet Restrictions

Public: 03/15/2026 11:00AM-2:00PM Method: In-Person Only

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