



22704 Cabin Branch Avenue Clarksburg, MD 20871

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HAGAN REALTY



\$645,000



Exterior



Bedrooms
4 Bedrooms



Bathrooms
2 Full + 1 Half



Home Size
2,280 SQFT



Lot Size
1,368 SQFT



Levels
4 Levels



Year Built
2017



Neighborhood
Cabin Branch



HOA Fee
\$110/month



Cooling
**Central A/C
Dual Zone**



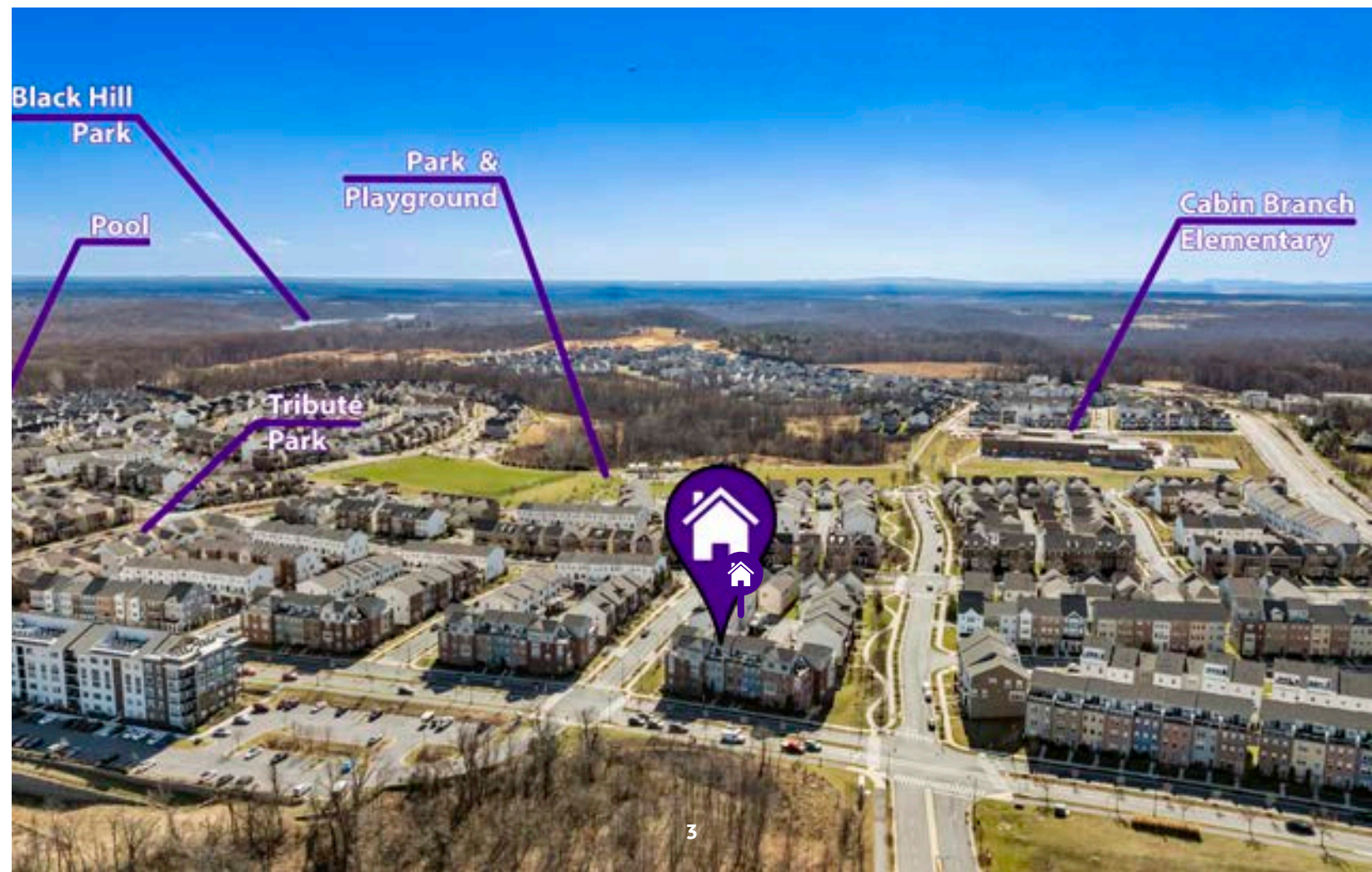
Heating
**Gas Furnace
Dual Zone**



Taxes
\$6,193/year



Schools
**Cabin Branch ES
Neelsville MS
Seneca Valley HS**



Main Level



- Engineered hardwood floors
- Custom plantation shutters
- 9' Ceilings
- 11' Kitchen island with seating
- Geometric accent wall
- 170sqft Composite deck

Living Room



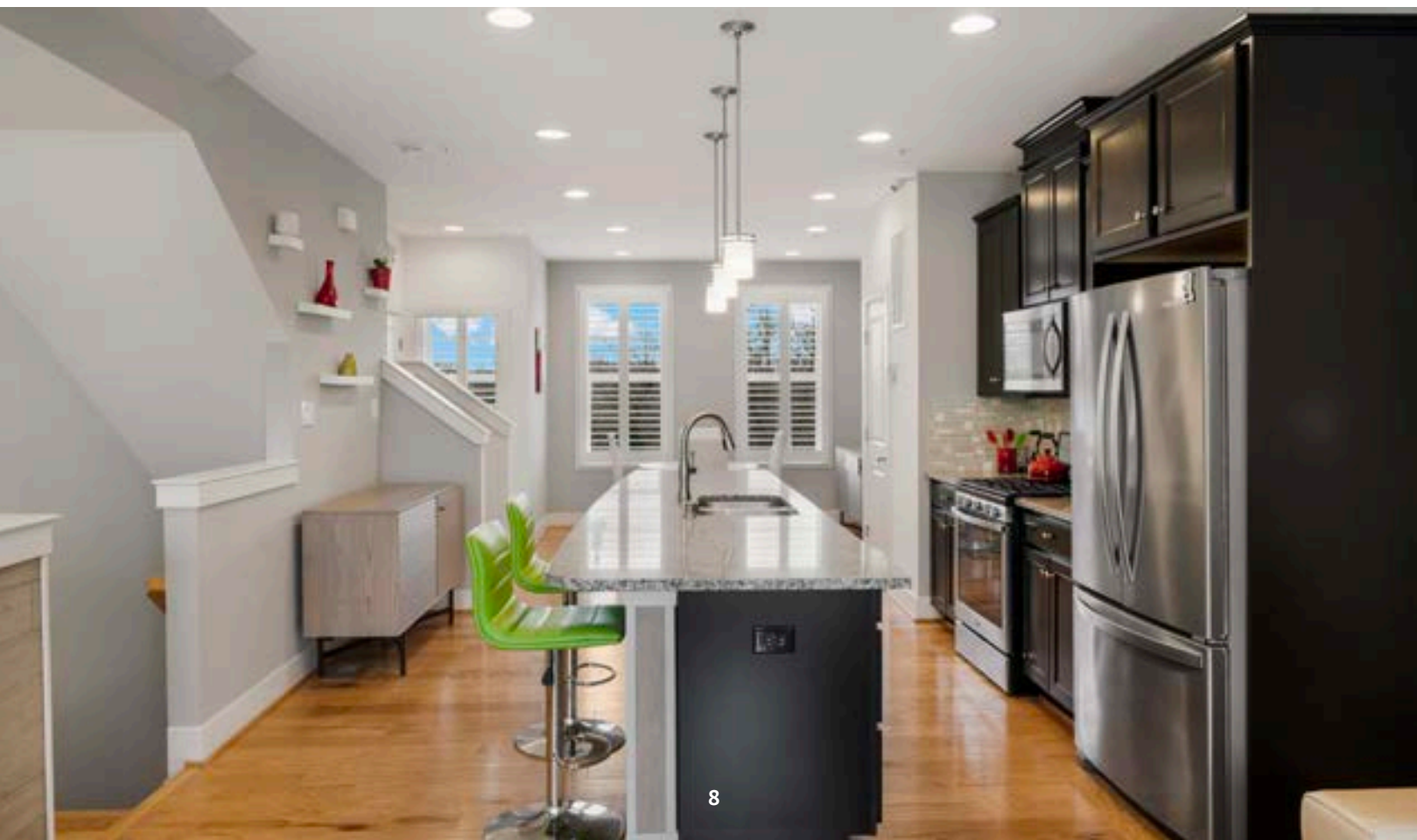
Dining Room



Powder Room



Kitchen



Bedroom Level

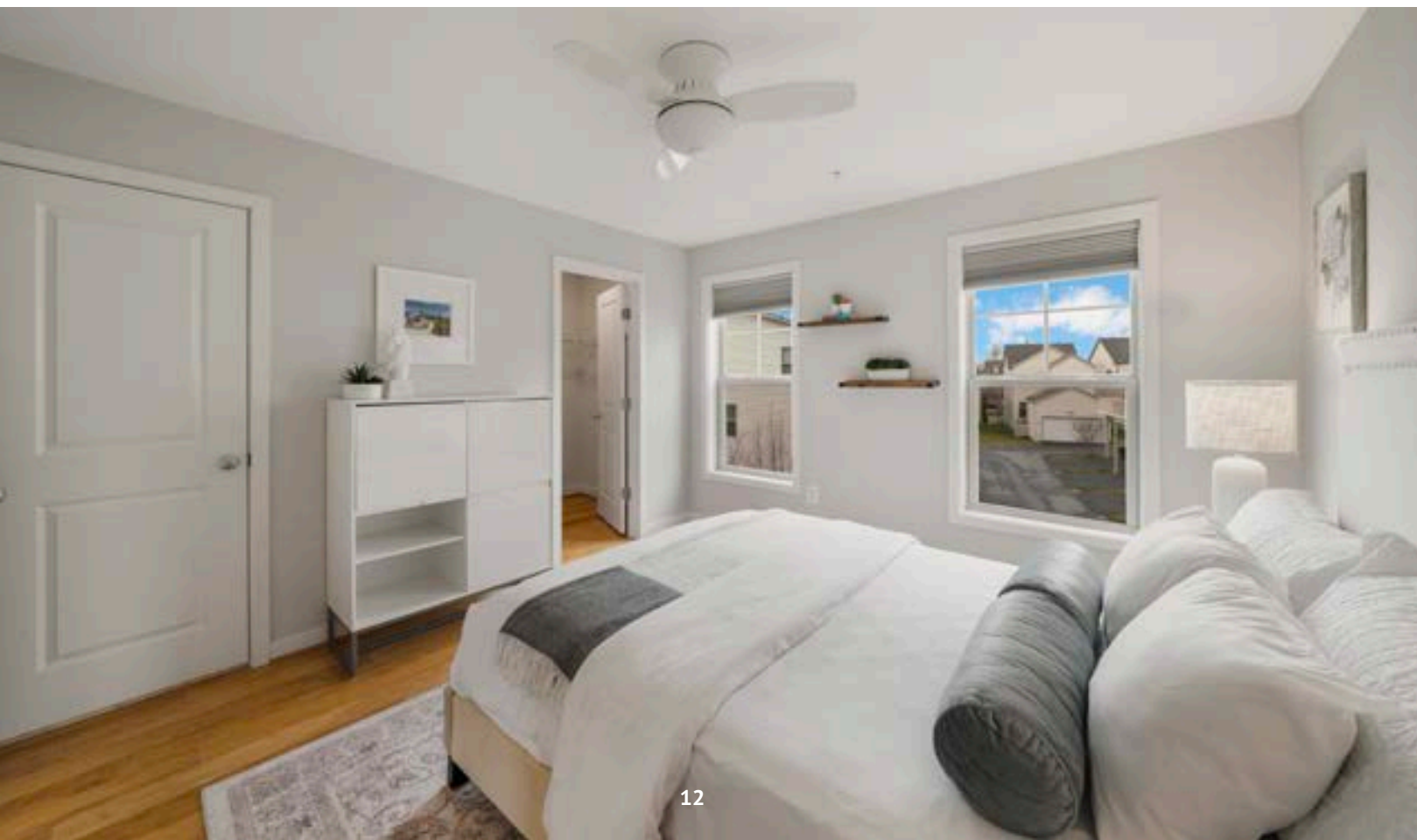


- Engineered hardwood floors
- Custom blackout cellular shades
- Each bedroom has a walk-in closet
- Dual zone Samsung washer and dryer
- Lighted ceiling fans
- Decorative landing nook

Second Bedroom



Full Bathroom



Third Bedroom



Laundry



Loft Level



- Engineered hardwood floors
- Custom blackout cellular shades
- Zoned HVAC
- Private sitting area
- East facing roofdeck

Sitting Area

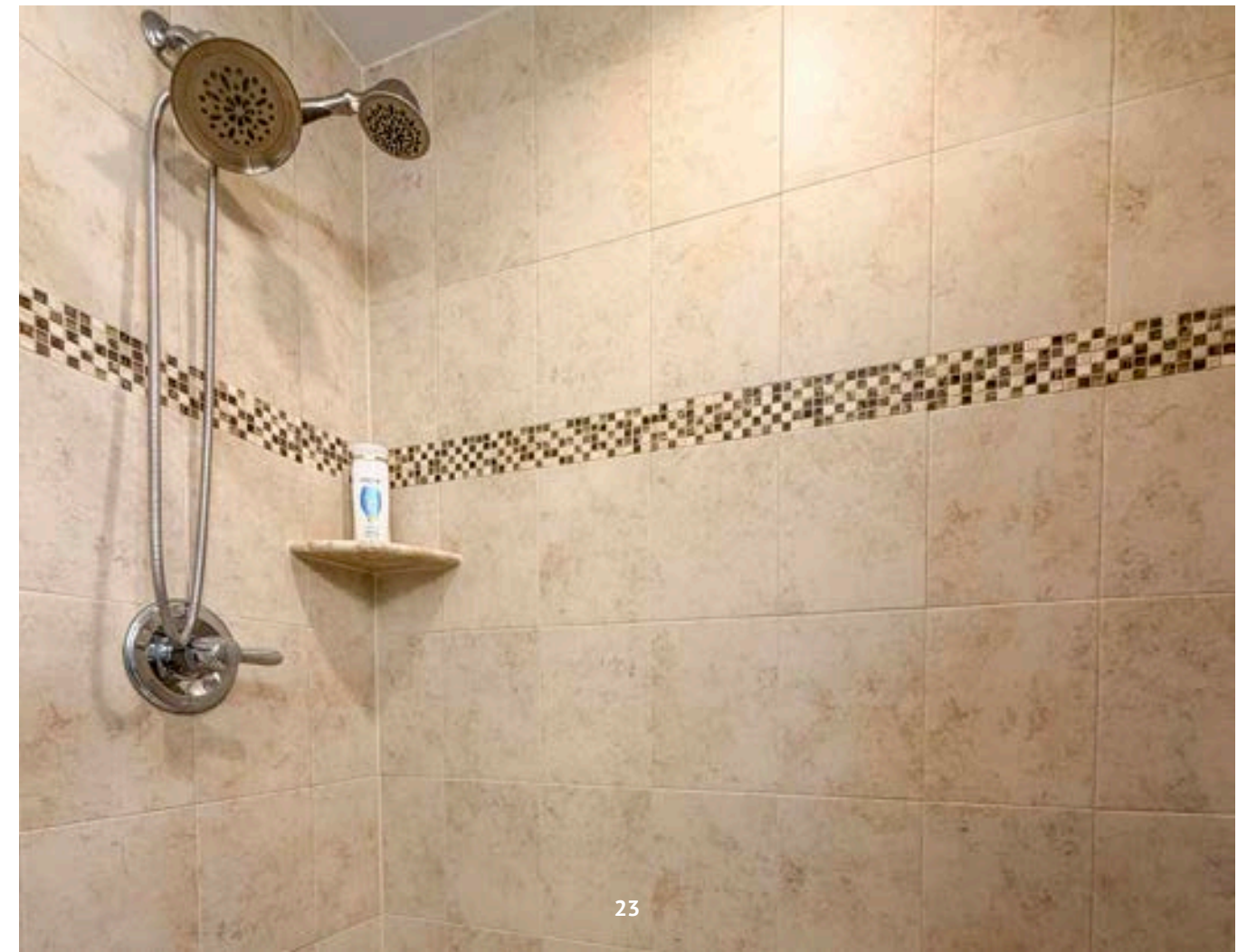
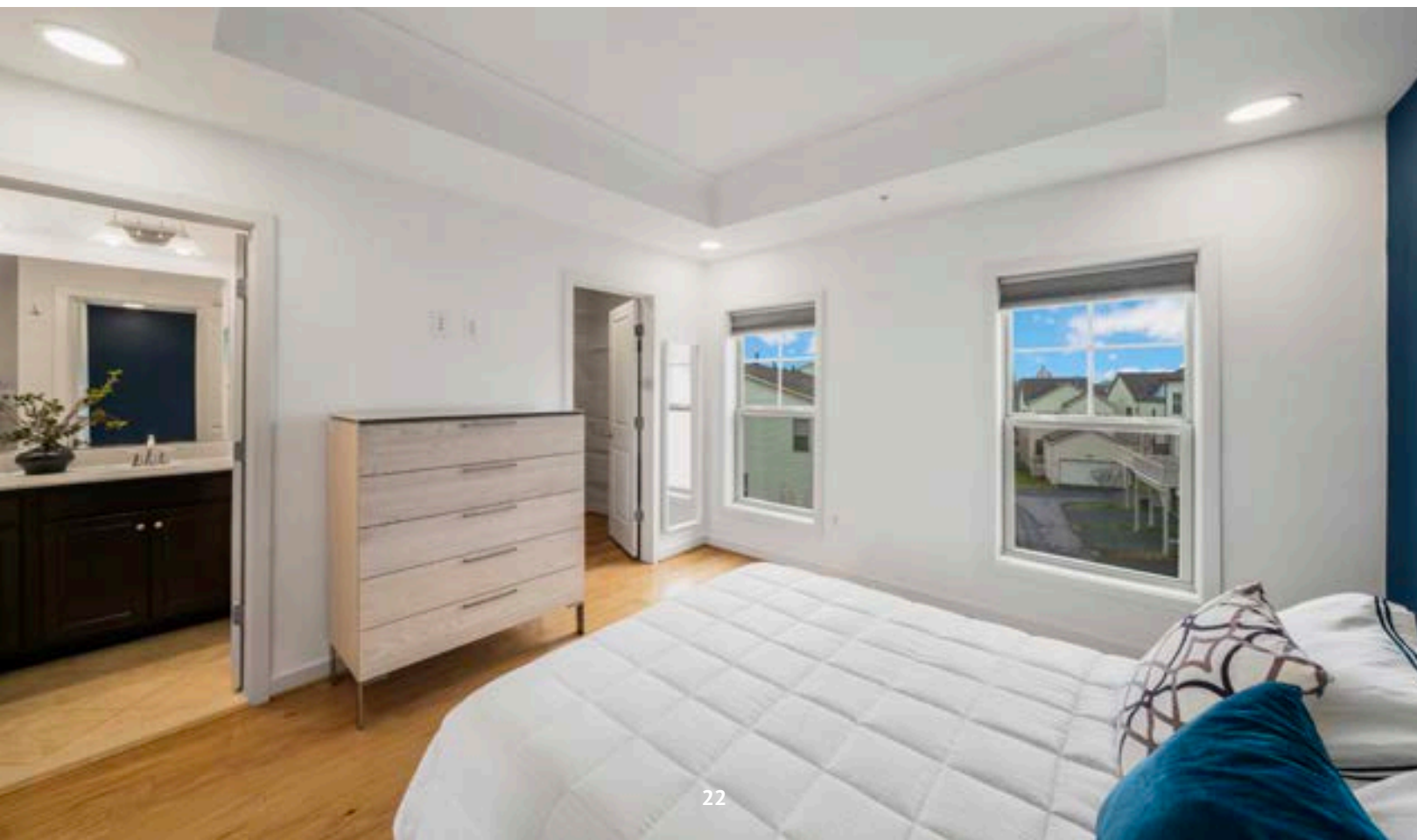
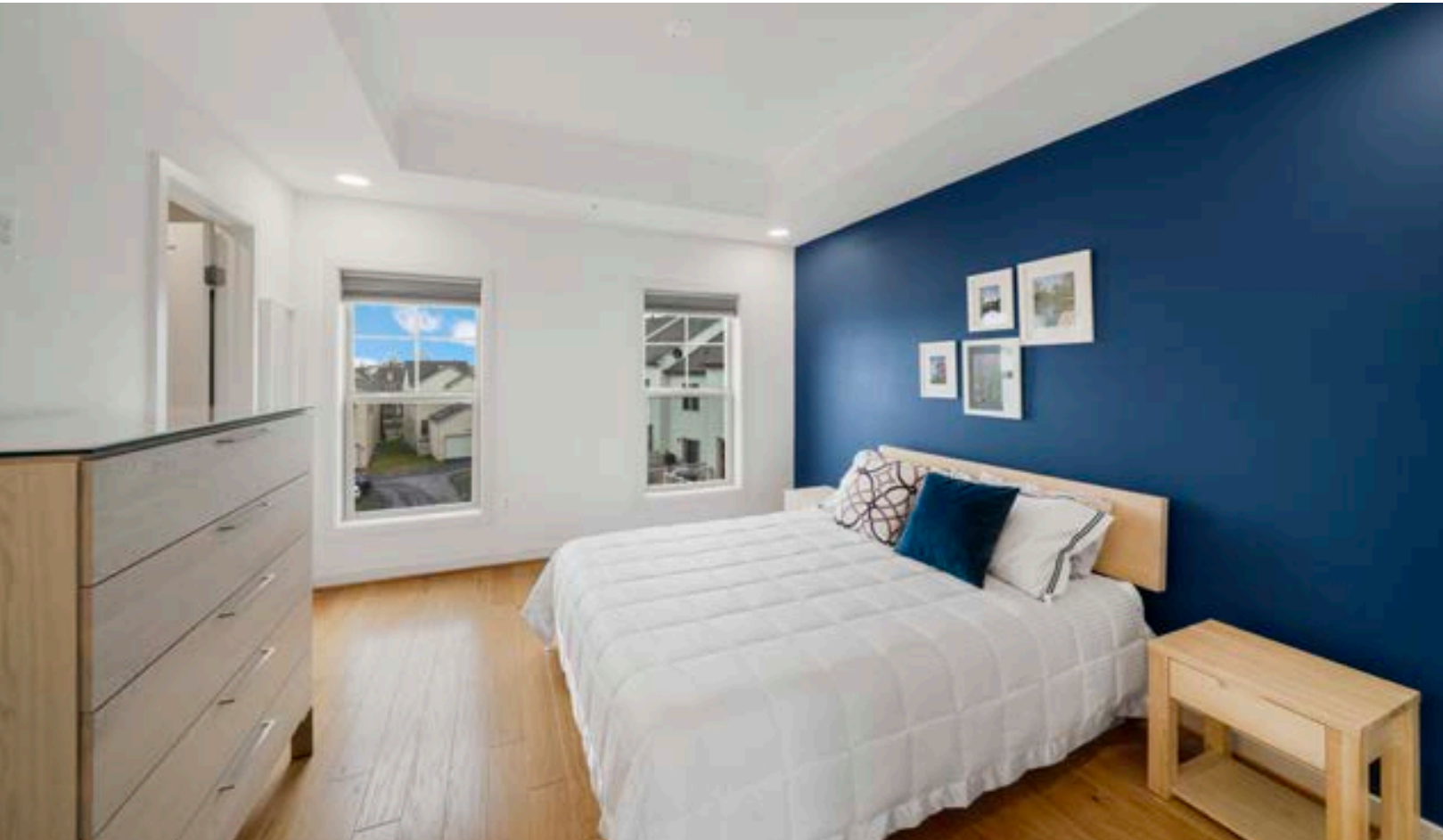


Roofdeck





Primary Suite



Entry Level



- Ceramic tile floor entryway
- Engineered hardwood floors
- Rough-in for half bath
- Double insulated garage door

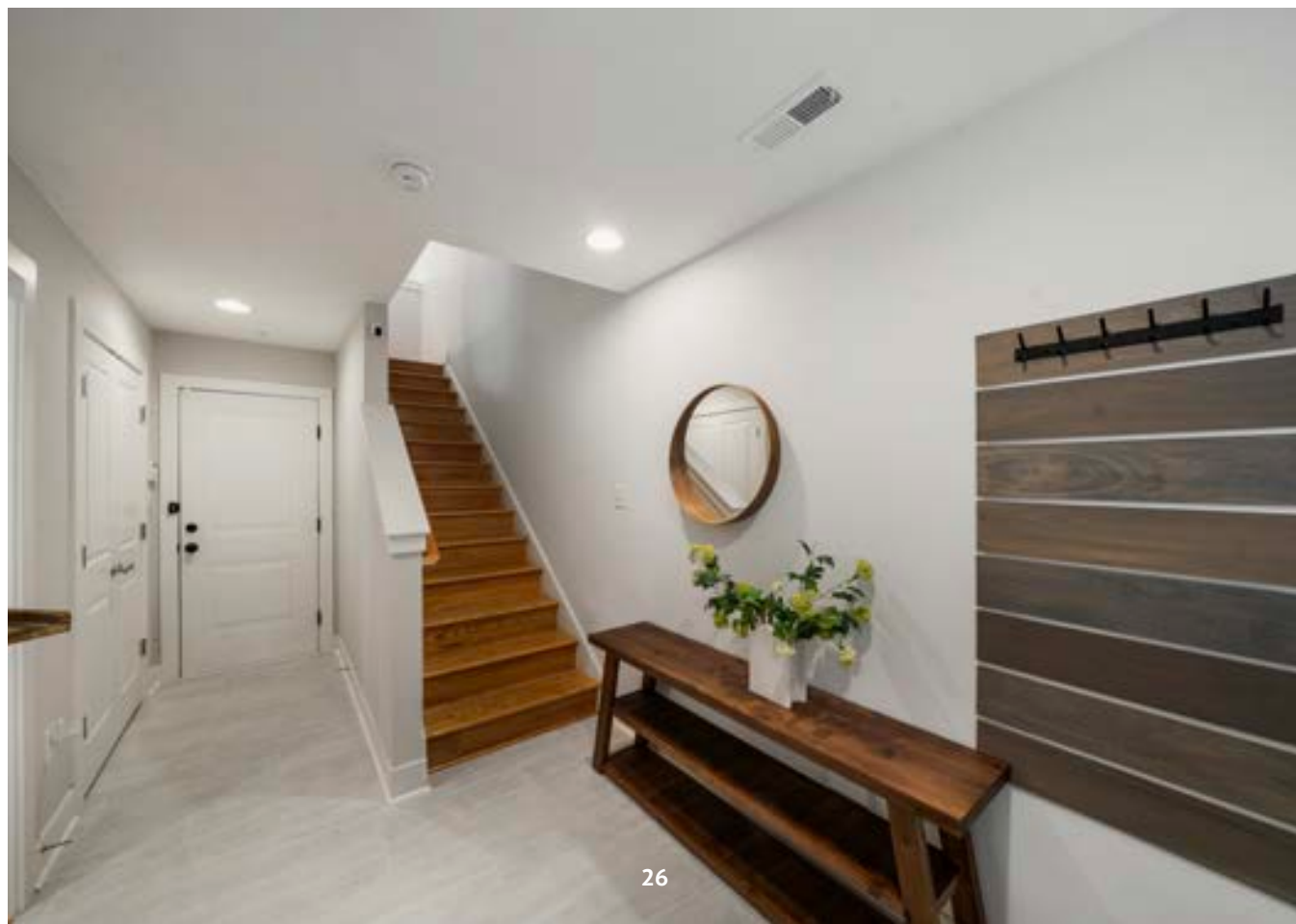
Foyer



Fourth Bedroom / Office



Garage



Cabin Branch





Cabin Branch Elementary School
0.7 miles
📍 14129 Dunlin Street
Clarksburg, MD 20871
☎ (240) 740-7670
👤 Dr. Stephanie R Dinga



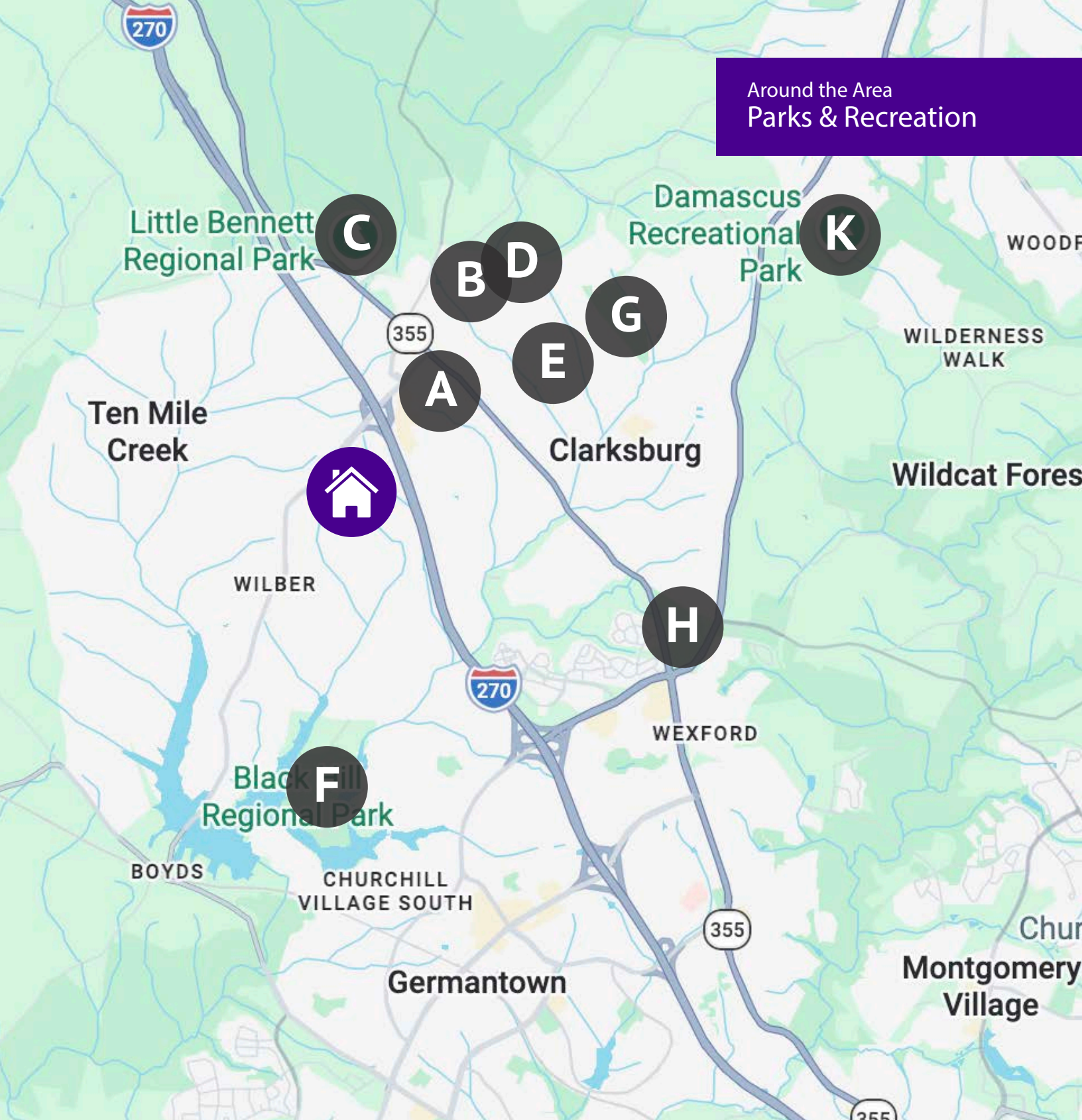
Neelsville Middle School
3.9 miles
📍 11700 Neelsville Church Road
Germantown, MD 20876
☎ (301) 353-8064
👤 Ms Barbara M Escobar



Seneca Valley High School
1.6 miles
📍 19401 Crystal Rock Drive
Germantown, MD 20874
☎ (240) 740-6400
👤 Mr Ricardo E Hernandez



Germantown Library
5.4 miles
📍 19840 Century Blvd,
Germantown, MD 20874
☎ (240) 777-0110



Around the Area
Parks & Recreation

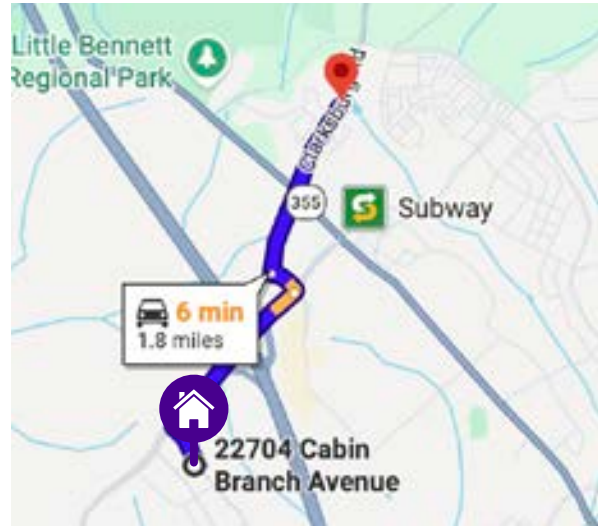
Dowdens Ordinary Park – 1.2 miles



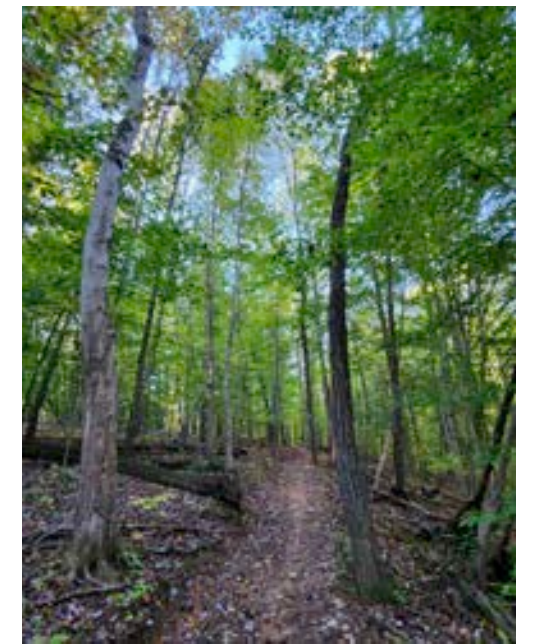
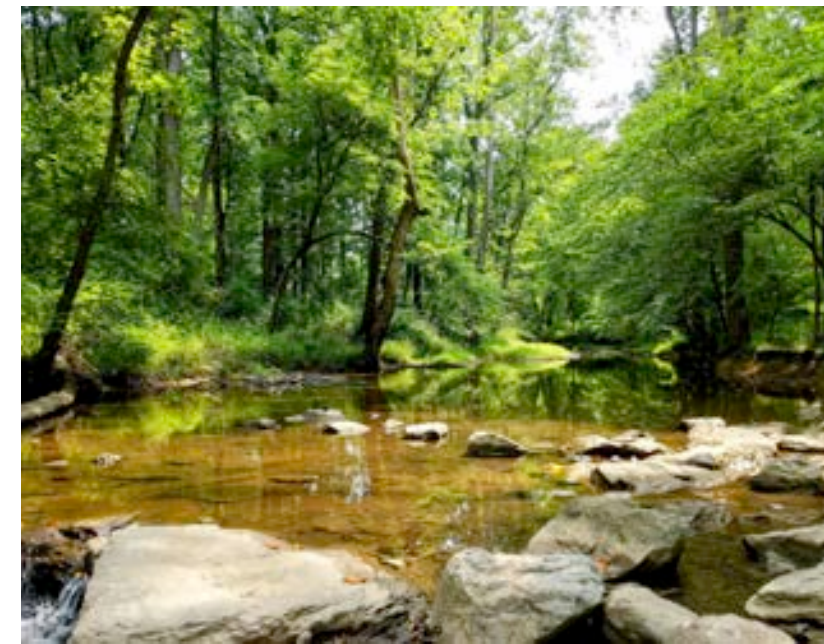
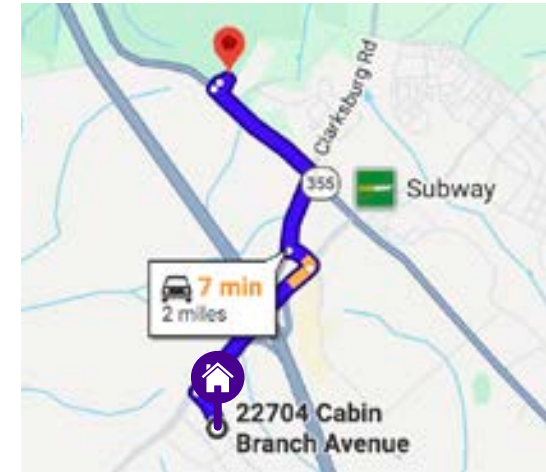
● Parks & Recreation

- | | |
|--|---|
| A Dowdens Ordinary Park | G Ovid Hazen Wells Rec Park |
| B Kings Local Park | H Ridge Road Recreational Park |
| C Little Bennett Regional Park | I Top Golf |
| D Piedmont Woods Local Park | J Black Rock Center For the Arts |
| E Clarksburg Village North Local Park | K Damascus Recreational Park |
| F Black Hill Regional Park | |

Kings Local Park – 1.8 miles



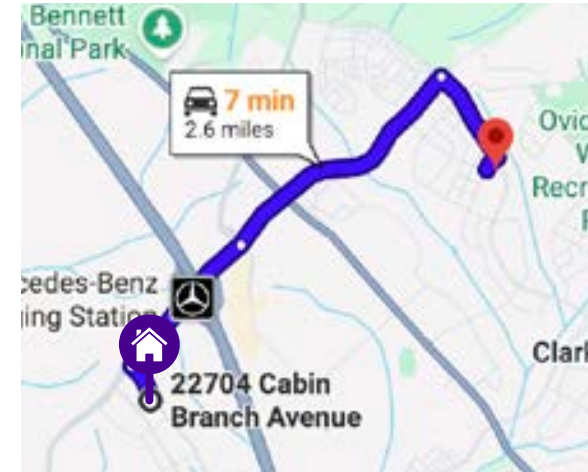
Little Bennett Regional Park – 2 miles



Piedmont Woods Local Park – 2.5 miles



Clarksburg Village North Local Park – 1.3 miles



Black Hill Regional Park – 3.1 miles



- Over 2,000 acre park
- 505 acre lake
- Dozens of miles of paved and natural trails
- Boating and boat rental
- Fishing

Black Hill Regional Park Trails

Length: 4.3 miles hard surface trail, 10+ miles of natural surface trails. www.MontgomeryTrails.org

Please Note: Trail Connectors are shown solely for neighborhood access. They are not part of the main park trail system, are not signed and are not maintained to park standards.

Park Features

- Contact Station
- Park Office
- Visitor Center, Fishing Pier, Boat Rentals
- Public Boat Ramp
- Park Police Complex
- Little Seneca Dam
- Maintenance Yard

The Black Hill Trail is mostly an asphalt surface, the mid-section of the trail is natural surface and is steep and rocky in sections. The rest of the trails in the park are natural surface.

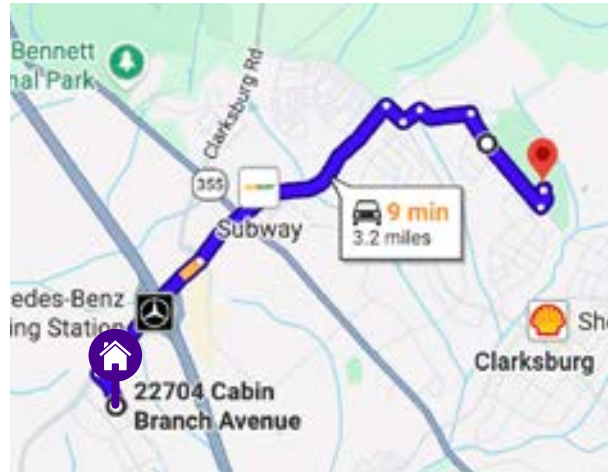
Trail Improvements - Fall 2010

- Hard Surface Trail
- Natural Surface Trail
- Canoe Trail (2.4 mi.)
- Parklands & Topo
- Streams & Rivers
- Trail Changes

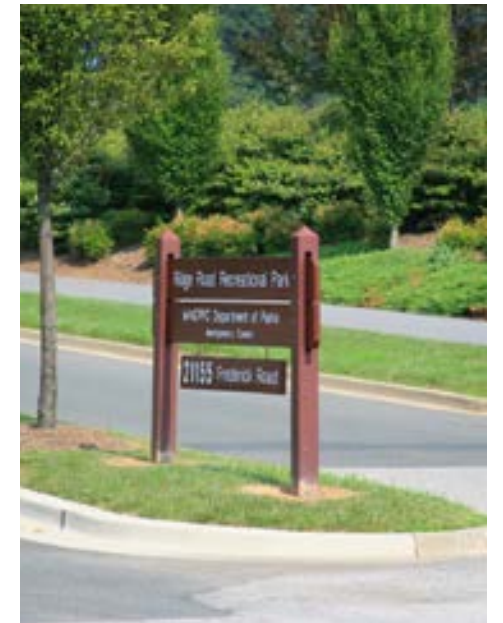
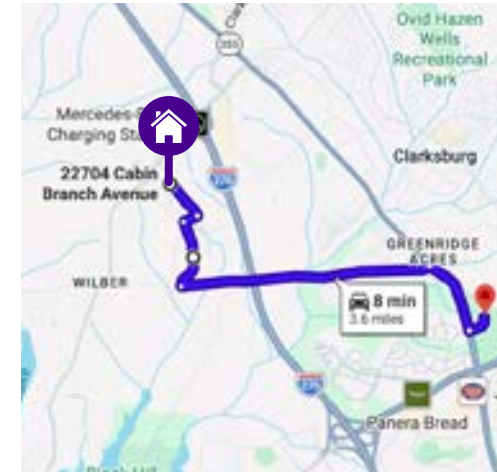
Trail Issues: SmartParks 301.670.8080
Emergency: Park Police 301.949.3010
Non-emergency: Visitor Center 301.972.3476



Ovid Hazen Wells Rec Park– 3.2 miles



Ridge Road Recreational Park – 3.6 miles



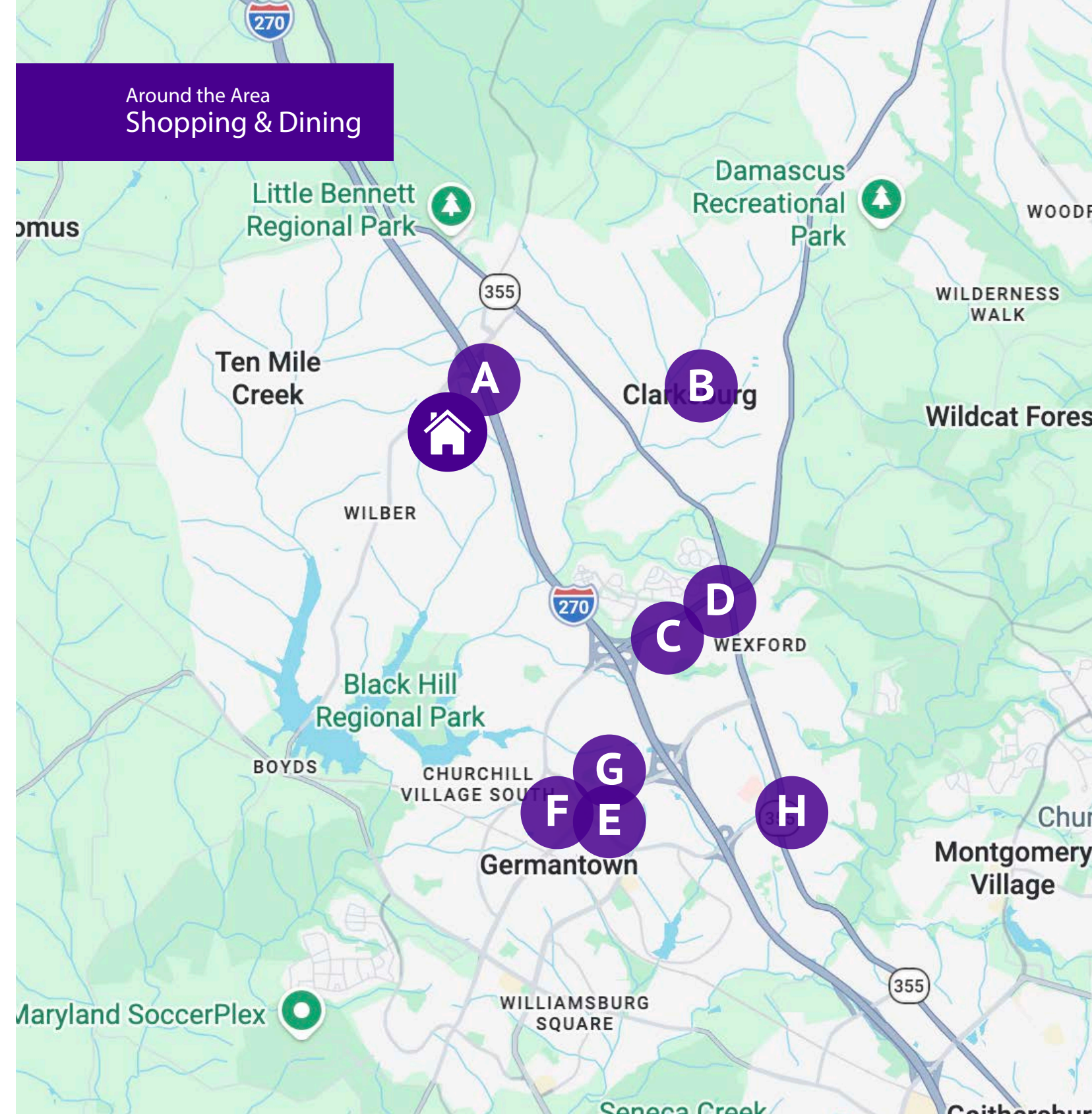
Top Golf – 4.7 miles



Black Rock Center for the Arts – 4.9 miles



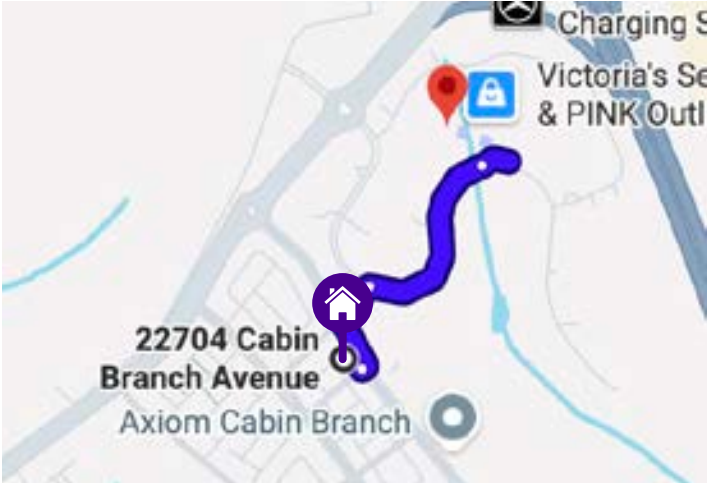
Damascus Recreational Park – 5.6 miles



● Shopping & Dining

- A** Clarksburg Premium Outlets
- B** Clarksburg Village Center
- C** Shops at Seneca Meadows
- D** Milestone Center
- E** Safeway
- F** Germantown Commons
- G** Germantown Plaza
- H** Fox Chapel Shopping Center

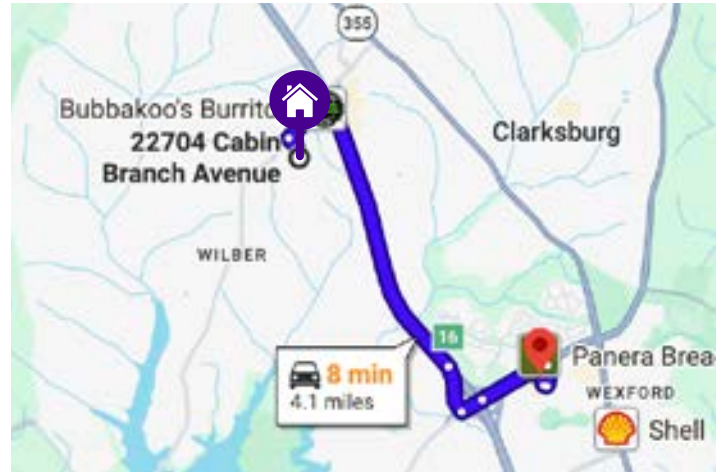
Clarksburg Premium Outlets – 0.4 miles



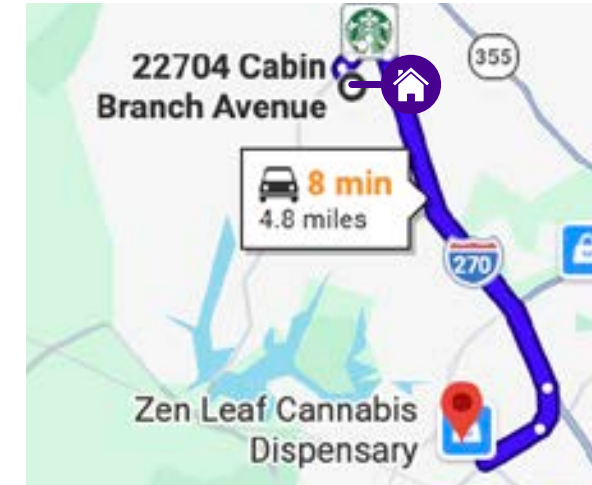
Clarksburg Village Center – 3.7 miles



Shops at Seneca Meadows – 4.1 miles



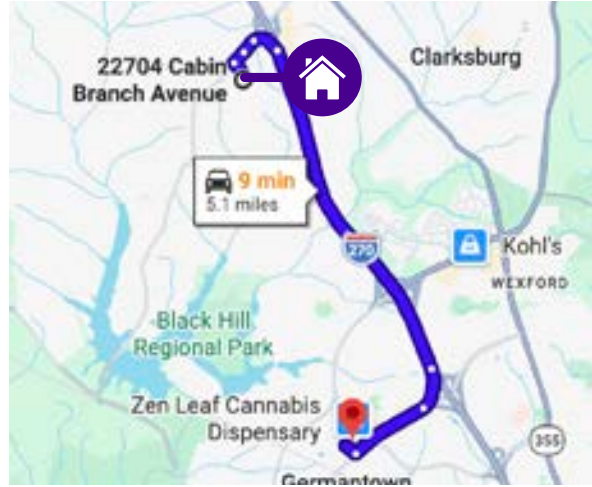
Germantown Commons – 4.8 miles



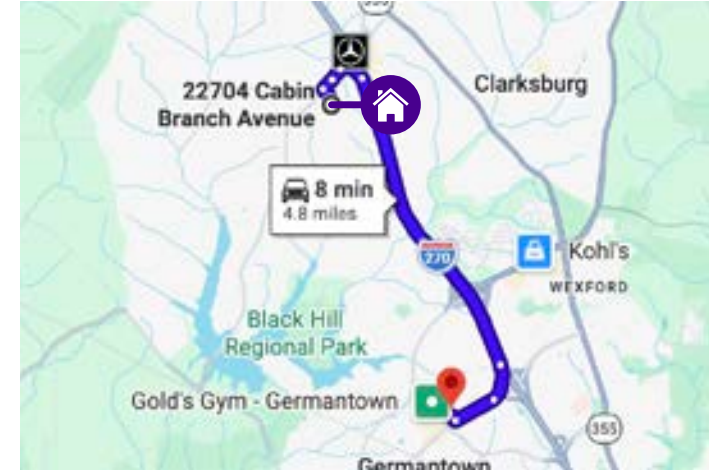
Milestone Shopping Center – 4.3 miles



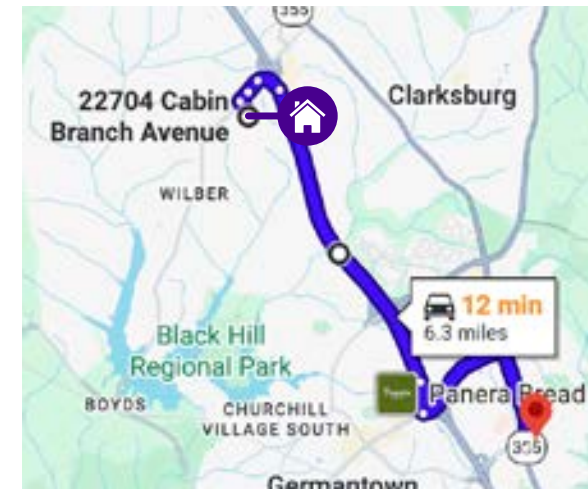
Germantown Plaza – 5.1 miles



Safeway – 4.8 miles



Fox Chapel Shopping Center – 6.3 miles





Thinking of Selling Your Home?

Put Hagan Realty to work for you, and you'll be moved!

Services Include

- HDR Photos
- 3D Tours
- 4K Property Tours
- Property Guides
- Targeted Social Ads
- Custom Websites
- Site Maps
- Arial Imagery
- Floor Plans
- Open Houses
- MLS Syndication
- Custom Signs

In an ever-evolving real estate market, Hagan Realty stands out as your go-to partner for selling your home at the best price, in the least time, and with unparalleled success. We go beyond just putting a 'For Sale' sign on your lawn.

Our in-house experts utilize state-of-the-art HDR photography, 4K video, and 3D tours to make your property shine in its best light. Forget generic listings; every home gets a custom website focused solely on showcasing its unique features, and we employ targeted social media ads to reach potential buyers across multiple platforms. We arm visiting buyers with comprehensive property guides-detailing everything from your home's amenities to the local schools-and our open houses effectively reach nearly half of all home buyers. From the sky with FAA-licensed

drone pilots to the ground with full-color, furnished floor plans, we've got every angle covered. If you want your property to stand out and attract top-dollar offers, let Hagan Realty's unmatched tools and expertise work for you.

Contact us today to learn more.

If you are currently under a written contract to use another real estate broker exclusively, please disregard this notice. It is not our intention to solicit other real estate brokers' clients.

Thank You for Visiting

Thank you for viewing my listing here at 22704 Cabin Branch Avenue.

If you have any questions regarding this property, or would like to make an offer, please either contact me directly or have your agent do so if you are represented.

Jed Williams

Principal Broker

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For more information visit

www.22704CabinBranch.com

