

## Recent Home Sale: 12731 PIEDMONT TRAIL RD - \$445,000



**Remarks** Gorgeous brick front town house flooded with natural light. Spacious 4 Bedroom, 3 & 1/2 Baths with a 2 Car Garage. The entry level features a large 4th bedroom/in-law suite or office and a full bath. This level also has a Fully Finished Recreation Room that flows out to Large Patio and Fenced Backyard with green space. A Detached Two Car Garage is just steps away from your back door and offers extra storage space. Spacious Living and Dining Rooms on main level feature Crown Molding, Chair Railing and Beautiful Hardwood Floors. A Powder Room can also be found on the main floor. This level is where you will find the Large Eat-In Kitchen with an Island that is perfect for those who like to bake or for grabbing a quick breakfast. Step outside onto your Large Second Floor Deck and enjoy grilling dinner or just taking in the fresh air while you have your morning coffee. The third floor offers an Expansive Master Bedroom with Vaulted Ceilings, Large Walk in Closet, Master Bath with a Double Sink, a Huge Soaking Tub and a Separate Shower. This level also has two Ample Sized Bedrooms and an Additional Full Bath. New Carpet in lower level, Freshly Painted, Brand New Dish Washer and Microwave Oven. Located near the soon to be built Clarksburg Town Center with quick access to I-270, Rt 355 and the Clarksburg Premium Outlets. Great neighborhood amenities with a Community Center, Swimming Pool and Walking/ Jogging Trails.

Rooms	Total	Main	Upper 1	Lower 1
Bedrooms	4		3	1
Full Baths	3		2	1
Half Baths	1	1		

### Basic Information

**Address** 12731 PIEDMONT TRAIL RD  
**City/Town** CLARKSBURG  
**State** MD  
**Zip Code** 20871  
**County** MONTGOMERY  
**Type** Interior Row/Townhouse  
**MLS#** MDMC682464  
**Ownership** Fee Simple

**Style** Contemporary  
**Adv Subdivision** CLARKSBURG TOWN CENTER  
**DOM-Prop** 11  
**Year Built** 2002  
**Beds** 4  
**Baths** 3/1  
**Lot Size** 2,376

**Acres** 0  
**Tax Living Area** 2,718  
**Levels** Other  
**Total Fin Sq Ft** 2,718  
**Contract Date** 2019-11-12  
**Close Date** 2019-12-23  
**Close Price** \$445,000  
**Seller Subsidy** \$4,350

### Exterior/Construction Features/Utilities

**Lot Desc** Level  
**Exterior** Brick Front, Vinyl Siding  
**Roof** Shingle  
**Water Type** Public

**Sewer** Public Sewer  
**Hot Water** Natural Gas  
**Heating** Forced Air  
**Cooling** Heat Pump(s)

**Garage Spaces** 2.00  
**Porch/Patio** Deck(s), Patio(s)  
**Other** 2nd Garage

### Tax/Legal Information

**Tax ID #** 160203354263  
**Tax Year** 2019  
**Tax Assessment Value** \$403,800  
**Total Taxes** \$4,816

**Legal Subdiv** CLARKSBURG TOWN CENTER  
**County Tax** \$4,498  
**Lot** 7  
**Short Sale** No  
**Foreclosure** No  
**REO/Bank Owned** No



**CIMENT & SHIELDS TEAM**

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### Interior Features/Amenities

**Appliances** Built-In Microwave, Dishwasher, Disposal, Dryer - Electric, Dryer - Front Loading, Exhaust Fan, Oven/Range - Gas, Range Hood, Refrigerator, Washer

**Int. Style** Carpet, Ceiling Fan(s), Crown Moldings, Dining Area, Entry Level Bedroom, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Table Space, Primary Bath(s), Pantry, Recessed Lighting, Soaking Tub, Sprinkler System, Stall Shower, Tub Shower, Walk-in Closet(s), Kitchen - Island

**Doors** Six Panel

**Windows** Double Pane, Screens

**Wall/Ceiling** 9'+ Ceilings

**Security** Sprinkler System - Indoor, Smoke Detector

**Garage** Additional Storage Area, Built In, Garage Door Opener, Garage - Rear Entry

### HOA/Condo/Coop Info

**HOA Fee** \$109

**Other Fees** 415.00

**Amenities** Common Grounds, Community Center, Jog/Walk Path, Pool - Outdoor, Recreational Center

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