

## Recent Home Sale: 21880 WOODCOCK WAY - \$756,130



**Remarks** This home is to be built. Ryan Homes has taken the best of the traditional and designed it to meet the demanding lifestyles of today's homebuyer. As you enter the Charlotte Bronte, the Foyer welcomes you in with gracious columns and an airy lightness. To the right, the Dining Room, with its tray ceiling, is perfect for more formal entertaining. To the left is the Living Room along with the Study, set apart from the Foyer by double French doors. Straight ahead, you are drawn to the spacious and welcoming Family Room, and add the optional windows for that sense of bringing the outdoors in. Add the optional fireplace for warmth and drama, and don't forget the Morning Room for even more space. The Family Room is open to the Dinette and Kitchen—a gourmet's paradise with the optional Upgrade Kitchen. A butler's pantry sits between the Kitchen and Dining Room to make entertaining even easier. You can also choose the optional Rear Garage with Morning Room, which comes with a standard covered porch upstairs, the Charlotte Bronte offers four large bedrooms and a handy 2nd floor laundry. The Owner's Bedroom is a magnificent retreat, set off by double doors and featuring a large walk-in closet and a bath with dual vanities and a compartmentalized W/C. Or choose to upgrade to a shower and corner tub—it's like having your own private spa! And there's no need to sacrifice luxury for the sake of more space—simply choose the optional third floor and you can add another bedroom with bath. A Bonus Room option is also available, depending on the garage selected. In many areas, the Charlotte Bronte is available with a finished lower level that can include a Home Office, Media Room and a basement bath. Elevations are available in a selection of brick and siding, and all feature an optional covered entry way or porch. For more information, please contact the Sales Representative at 301.972.2936. WAN C6AD13. Realtors must accompany and register customers on first visit. Lot premiums may apply. Model Hours: Mon 1-6; Tues-Fri 11-6; Sat 11-5; Sun 12-5

Rooms	Total	Main	Upper 1	Upper 2	Lower 1
Bedrooms	5	0	4	1	0
Full Baths	5	0	3	1	1
Half Baths	1	1	0		0

### Basic Information

**Address** 21880 WOODCOCK WAY  
**City/Town** CLARKSBURG  
**State** MD  
**Zip Code** 20871  
**County** MONTGOMERY  
**Type** Detached  
**MLS#** MDMC649158  
**Ownership** Fee Simple

**Style** Other  
**Model** Charlotte Bronte  
**Adv Subdivision** CABIN BRANCH  
**DOM-Prop** 47  
**Year Built** 2020  
**Beds** 5  
**Baths** 5/1  
**Lot Size** 4,693

**Acres** 0  
**Levels** 3  
**Total Fin Sq Ft** 5,565  
**Contract Date** 2019-05-09  
**Close Date** 2020-02-24  
**Close Price** \$756,130  
**Seller Subsidy** \$8,000

### Exterior/Construction Features/Utilities

**Exterior** Vinyl Siding  
**Water Type** Public  
**Sewer** Public Sewer

**Hot Water** Tankless  
**Heating** Central  
**Cooling** Central A/C

**Garage Spaces** 2.00

### Tax/Legal Information

**Tax ID #** 999999  
**Tax Year** 2020  
**Tax Assessment Value** \$0

**Total Taxes** \$0  
**Lot** WANC6AD13  
**Short Sale** No

**Foreclosure** No  
**REO/Bank Owned** No



**CIMENT & SHIELDS TEAM**

**Barbara Ciment, Associate Broker**



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## Interior Features/Amenities

**Security** Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector, Sprinkler System - Indoor

**Basement** Full, Fully Finished, Rough Bath Plumb, Space For Rooms, Sump Pump

**Garage** Garage - Rear Entry, Garage Door Opener

## Rooms/Levels/Flooring

<b>Dining Room</b>	Main		<b>Family Room</b>	Main
<b>Kitchen</b>	Main	HardWood	<b>Living Room</b>	Main
<b>Study</b>	Main		<b>Bathroom 2</b>	Upper 1
<b>Bathroom 3</b>	Upper 1		<b>Bedroom 2</b>	Upper 1
<b>Bedroom 3</b>	Upper 1		<b>Bedroom 4</b>	Upper 1
<b>Primary Bedroom</b>	Upper 1		<b>Sitting Room</b>	Upper 1
<b>Additional Bedroom</b>	Upper 2		<b>Attic</b>	Upper 2
<b>Bathroom 1</b>	Upper 2		<b>Basement</b>	Lower 1
<b>Media Room</b>	Lower 1			

## HOA/Condo/Coop Info

**HOA Fee** \$105

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