

## Recent Home Sale: 22464 GLENBOW WAY - \$396,000



**Remarks** Turn key ready! Pristinely maintained 3 level townhome with 3 bedrooms, 2 full baths, and 2 half baths. The entry level boasts huge extra space for you to use how you like! It is currently being used as a guest room! Crown molding is presented throughout the home along with a vaulted ceiling in the master bedroom. The kitchen and open living area created the perfect flow for the home! The kitchen has SS appliances, a double oven, a massive island with granite countertops and a custom bench built in for your kitchen table! The master bedroom has a custom built walk-in closet, perfect for keeping everything organized as well as two other bedrooms on the third floor, one containing custom built-in bookshelves! The home contains a deck on the main level perfect for relaxing as your yard backs to trees that are environmentally protected and the home is located as an end unit, so the deck contains plenty of room for summer BBQ! The downstairs provides access to a 6 ft privacy fence installed by a licensed contractor. a great place to run around! Home is close to I-270 NandS, Clarksburg Premium Outlets, Clarksburg Village Center, and Little Bennett Regional Park.

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

### Basic Information

**Address** 22464 GLENBOW WAY  
**City/Town** CLARKSBURG  
**State** MD  
**Zip Code** 20871  
**County** MONTGOMERY  
**Type** End of Row/Townhouse  
**MLS#** MDMC674826  
**Ownership** Fee Simple

**Style** Colonial  
**Adv Subdivision** GALLERY PARK  
**DOM-Prop** 4  
**Year Built** 2012  
**Beds** 3  
**Baths** 2/1  
**Lot Size** 1,888  
**Acres** 0

**Tax Living Area** 1,846  
**Levels** 3+  
**Total Fin Sq Ft** 1,864  
**Contract Date** 2019-08-19  
**Close Date** 2019-09-18  
**Close Price** \$396,000

### Exterior/Construction Features/Utilities

**Lot Desc** Backs to Trees, Corner, Rear Yard, SideYard(s), Trees/Wooded  
**Exterior** Brick, Vinyl Siding  
**Roof** Asphalt, Shingle  
**Water Type** Private  
**Sewer** Public Sewer

**Hot Water** Electric  
**Heating** Central, Energy Star Heating System, Forced Air, Hot Water, Programmable Thermostat  
**Cooling** Ceiling Fan(s), Central A/C  
**Garage Spaces** 1.00

**Parking** Asphalt Driveway, Assigned, Free  
**# Spaces** 2  
**Porch/Patio** Deck(s), Porch(es)  
**Other Features** Play Area, Satellite Dish, Sidewalks, Street Lights

### Tax/Legal Information

**Tax ID #** 160203689345  
**Tax Year** 2018  
**Tax Assessment Value** \$373,200  
**Total Taxes** \$4,357

**Legal Subdiv** GALLERY PARK  
**County Tax** \$4,118  
**City/Town Taxes** \$0  
**Lot** 12

**Short Sale** No  
**Foreclosure** No  
**REO/Bank Owned** No



**CIMENT & SHIELDS TEAM**

**Barbara Ciment, Associate Broker**



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### Interior Features/Amenities

**Appliances** Built-In Microwave, Compactor, Disposal, Dryer - Electric, Dryer, Energy Efficient Appliances, ENERGY STAR Clothes Washer, ENERGY STAR Dishwasher, ENERGY STAR Refrigerator, Exhaust Fan, Oven - Double, Oven - Self Cleaning, Oven/Range - Gas, Range Hood, Stainless Steel Appliances, Stove, Washer, Water Heater

**Int. Style** Attic, Built-Ins, Carpet, Combination Kitchen/Dining, Combination Kitchen/Living, Crown Moldings, Floor Plan - Open, Kitchen - Eat-In, Kitchen - Island, Primary Bath(s), Pantry, Recessed Lighting, Sprinkler System, Stall Shower, Upgraded Countertops, Walk-in Closet(s), Window Treatments

**Windows** Double Pane, Energy Efficient, Sliding

**Wall/Ceiling** 9'+ Ceilings

**Security** Carbon Monoxide Detector(s), Main Entrance Lock, Motion Detectors, Smoke Detector

**Basement** Daylight, Partial, Outside Entrance, Partial, Walkout Level, Windows

**Garage** Additional Storage Area, Built In, Garage - Front Entry, Garage Door Opener, Inside Access

### Rooms/Levels/Flooring

<b>Bonus Room</b>	Main
<b>Kitchen</b>	Main
<b>Utility Room</b>	Main
<b>Dining Room</b>	Upper 1
<b>Great Room</b>	Upper 1
<b>Bedroom 3</b>	Upper 2
<b>Office</b>	Upper 2

<b>Foyer</b>	Main
<b>Laundry</b>	Main
<b>Den</b>	Upper 1
<b>Family Room</b>	Upper 1
<b>Bedroom 2</b>	Upper 2
<b>Library</b>	Upper 2
<b>Primary Bedroom</b>	Upper 2

### HOA/Condo/Coop Info

**HOA Fee** \$87

**Amenities** Bike Trail, Tot Lots/Playground

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