

## Recent Home Sale: 14325 POPLAR HILL RD - \$595,000



**Remarks** RARE OPPORTUNITY & VALUE!! PLEASE NOTE: THIS PRICE IS FOR ALL THREE PARCELS TOTALING 25+ ACRES IN ALL ONE CONTINUOUS SITE.....Package consists of 3 contiguous lots or one big lot at 25+ acres. Old house is on a 10.5 acre lot and CAN BE BUILT ON RIGHT NOW!!! .....PLEASE NOTE: SUBSTANTIALLY REDUCED COUNTY DEVELOPMENT FEES TO BUILD DUE TO THE EXISTING TEAR DOWN.....SAVE THOUSANDS IN DEVELOPMENT COSTS! The two other parcels are 4.99 and 10.5 acres respectively and would have to go through a subdivision plan. Great potential for a family compound or just sell the other two lots! Where can you get 25+ acres in an upscale neighborhood at anything close to this price? House could maybe be redone but most likely torn down and a new home built. The other two parcels are perk approved so can be developed and built upon....or just enjoy all 25 acres. Located in the very desirable Spring Meadows neighborhood where walking or biking to the Swim and Racquet Club is just minutes away. Nature abounds here with a small stream and parkland nearby. Horses anyone? ADJACENT TO CONSERVATION AREA AND PARKLAND! No HOA dues too. Close to Potomac Village and a convenient commuter location too! Great upside potential !!

Rooms	Total
Bedrooms	
Full Baths	
Half Baths	

### Basic Information

**Address** 14325 POPLAR HILL RD  
**City/Town** DARNESTOWN  
**State** MD  
**Zip Code** 20874  
**County** MONTGOMERY

**MLS#** MDMC683452  
**Ownership** Fee Simple  
**DOM-Prop** 390  
**Lot Size** 1,089,000  
**Acres** 25

**Contract Date** 2021-01-22  
**Close Date** 2021-05-21  
**Close Price** \$595,000

### Exterior/Construction Features/Utilities

**Water Type** Well

**Sewer** Perc Approved Septic

### Tax/Legal Information

**Tax ID #** 160600405058  
**Tax Year** 2020  
**Tax Assessment Value** \$236,300  
**Total Taxes** \$3,417

**Legal Subdiv** HARLOW SUB  
**County Tax** \$3,099  
**Lot** P1  
**Short Sale** No

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

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