

## Recent Home Sale: 22712 ROBIN CT - \$539,000



**Remarks** Stunning and charming colonial in Ward Farm Estates with over \$136K in upgrades & updates. Formal living & dining rooms have crown molding and gleaming hardwood floors. Family room has a wood-burning fireplace that is flanked by built-in bookcase on each side. Updated kitchen has Quartz counters, updated cabinetry, stainless steel appliances, breakfast area, and two pantries. Mud room/laundry room and powder room are located on the main level. Beautiful turned oak staircase from the foyer leads to the upper level foyer hallway with a study. Master bedroom with gleaming hardwood floor, built-in bookcase, master dressing area and walk-in closet. Updated master bath room has a table vanity with a vessel sink & updated shower with built-in niche & 4 additional jet sprays. Finished walk-out lower level has an U-Shaped recreation/entertainment room, 5th bedroom, and updated remodeled full bath, storage/utility room, and storage closet under the stairs. Enjoy the outdoors on the spacious deck with a hot tub that overlooks the beautiful landscaped backyard which has a spring and small creek. Two-car front load garage with side entrance door to the side yard. One year home warranty. Located on a cul-de-sac.

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

### Basic Information

**Address** 22712 ROBIN CT  
**City/Town** LAYTONSVILLE  
**State** MD  
**Zip Code** 20882  
**County** MONTGOMERY  
**Type** Detached  
**MLS#** MDMC489278  
**Ownership** Fee Simple

**Style** Colonial  
**Adv Subdivision** WARD FARM ESTATES  
**DOM-Prop** 35  
**Year Built** 1987  
**Beds** 5  
**Baths** 3/1  
**Lot Size** 87,120  
**Acres** 2

**Tax Living Area** 3,442  
**Levels** 3+  
**Total Fin Sq Ft** 3,442  
**Contract Date** 2019-02-28  
**Close Date** 2019-04-30  
**Close Price** \$539,000  
**Seller Subsidy** \$5,000

### Exterior/Construction Features/Utilities

**Lot Desc** Backs to Trees, Cul-de-sac, Front Yard, Landscaping, No Thru Street, Partly Wooded, Rear Yard, Stream/Creek, Trees/Wooded  
**Exterior** Vinyl Siding

**Water Type** Well  
**Sewer** Septic < # of BR  
**Hot Water** Electric  
**Heating** Heat Pump(s)  
**Cooling** Central A/C, Heat Pump(s)

**Garage Spaces** 2.00  
**Parking** Asphalt Driveway, Paved Driveway, Private  
**Porch/Patio** Deck(s), Porch(es)  
**Other Features** Hot Tub

### Tax/Legal Information

**Tax ID #** 160100015001  
**Tax Year** 2019  
**Tax Assessment Value** \$540,633  
**Total Taxes** \$6,526

**Legal Subdiv** WARD FARM ESTATES  
**County Tax** \$6,149  
**Lot** 16  
**Short Sale** No

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



**CIMENT & SHIELDS TEAM**

**Barbara Ciment, Associate Broker**



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### Interior Features/Amenities

**Appliances** Dishwasher, Disposal, Dryer, Icemaker, Microwave, Oven/Range - Electric, Range Hood, Refrigerator, Washer, Water Dispenser, Water Heater, Stainless Steel Appliances

**Int. Style** Breakfast Area, Built-Ins, Carpet, Chair Railings, Crown Moldings, Family Room Off Kitchen, Floor Plan - Traditional, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Table Space, Primary Bath(s), Pantry, Recessed Lighting, Skylight(s), Walk-in Closet(s), Wood Floors

**Doors** French, Sliding Glass

**Windows** Casement, Skylights

**Fireplaces** 1

**Fireplace** Brick, Mantel(s)

**Basement** Full, Connecting Stairway,

Daylight, Full, Fully Finished

**Garage** Garage - Front Entry, Garage Door Opener

### Rooms/Levels/Flooring

<b>Dining Room</b>	Main	HardWood	<b>Family Room</b>	Main	Carpet
<b>Foyer</b>	Main	HardWood	<b>Kitchen</b>	Main	Tile/Brick
<b>Laundry</b>	Main	Tile/Brick	<b>Living Room</b>	Main	HardWood
<b>Bathroom 1</b>	Upper 1	Vinyl	<b>Bedroom 2</b>	Upper 1	Carpet
<b>Bedroom 3</b>	Upper 1	Carpet	<b>Bedroom 4</b>	Upper 1	Carpet
<b>Primary Bedroom</b>	Upper 1	HardWood	<b>Bathroom 2</b>	Lower 1	Tile/Brick
<b>Bedroom 5</b>	Lower 1	Carpet	<b>Game Room</b>	Lower 1	Carpet
<b>Storage Room</b>	Lower 1				

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