

18509 Azalea Drive

Derwood, MD 20855



Welcome to this lovely Colonial home located on a wonderful one-acre private lot in the Granby Woods community in Derwood, Maryland! This excellent home, well maintained by its loving owner, offers many great features and amenities including: a two-story Foyer with wood floor, formal Living and Dining rooms with pretty moldings and new carpeting, a fantastic Sun room with vaulted ceiling and new tile floor, updated island Kitchen with Cambria stone counters, newer appliances and sunny Breakfast area with sliding glass door to the nice Deck, step-down Family room open to the kitchen area with new carpeting, vaulted ceiling, handsome brick fireplace and French doors to the wonderful Three-season Sun porch with Eze-Breeze® windows.

The upper level includes a Master bedroom with walk-in closet, dressing area with double sinks and bath area with separate tub and shower. There are 3 additional nice sized Bedrooms that share a hall bath with tub/shower. The clean and dry spacious walk-out basement has a rough-in for a 3rd full bath and awaits your finishing touches. Other features include 8 ceiling fans, replacement windows, 2 newer HVAC systems, spacious Laundry room off the kitchen and large Mud room with access from the driveway. Situated on a beautiful one-acre private lot with a large level grassy fenced rear yard this wonderful home is just waiting for its next loving owner!



Robert Kerxton

"Your Neighbor in Real Estate"

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Information deemed reliable but not guaranteed.

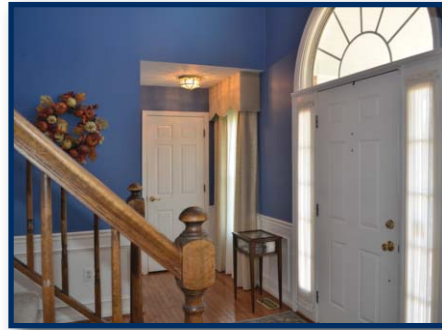


Main Level

- ❖ Impressive entrance with long driveway flanked by lighted brick pillars
- ❖ Brick walkway leading to a covered front door
- ❖ Two-story Foyer with large coat closet, nice Powder room and wood floor
- ❖ Formal Living room with new carpeting and crown molding
- ❖ Dining room with great views of the rear yard, new carpeting, pretty moldings and French doors to the Sun room
- ❖ Fantastic Sun room with arched window transoms, ceiling fan, new tile floor and dedicated heat pump
- ❖ Island Kitchen with Cambria stone counters, newer appliances, pantry and desk/work area
- ❖ Sunny Breakfast area with sliding glass door to the Deck and rear yard
- ❖ Step-down Family room with new carpeting, vaulted ceiling with fan, brick wood burning fireplace and French door to the 3-season Sun porch
- ❖ 3-season Sun porch with Eze-Breeze® windows, vaulted ceiling with fan and doors to the deck and rear yard
- ❖ Laundry room with washtub and extra cabinets plus door to the separate Mud room next to the garage with driveway access and door to the side-load garage

Lower Level

- ❖ Clean and dry with walkout to rear yard, awaits your finishing touches
- ❖ Rough-in for third-full bath ~ Utilities including water treatment equipment



Upper Level

- ❖ Master Bedroom with ceiling fan, walk-in closet and dressing area with double sink vanity
- ❖ Master bath with corner tub and separate shower
- ❖ Three additional Bedrooms, all with ceiling fans
- ❖ Hall Bath with tub/shower ~ Hall linen closet

Other Great Features & Amenities

- ❖ Built in 1986 ~ Granby Woods Community
- ❖ Gorgeous 1-acre private lot (43,571 sq ft) with brick driveway pillars, side-load 1-car Garage with automatic opener, plus lots of additional parking space ~ Fenced rear yard and large Shed
- ❖ Replacement windows and 2 newer heat pump systems and newer hot water heater (2010)
- ❖ Well (water treatment system and septic with new septic field (approx. 2010)
- ❖ Current Schools: Sequoyah Elementary – Redland Middle – Magruder High. Please verify with Montgomery County at 240-314-4710.
- ❖ One Year HMS/Long & Foster Home Warranty for new owner
- ❖ Estimated property tax and non-tax charges in the first full fiscal year of ownership is \$6,339.04 ~ No HOA

List Price \$679,900

