



# 7101 Sonnett Court Derwood, MD 20855



Welcome to this lovely Colonial located just a few miles from Shady Grove Metro in Derwood, Maryland. This wonderful home has been lovingly maintained by its original owners. Some of the many great features and amenities include: pretty wood floors and 9' ceiling height, spacious formal Living and Dining rooms, excellent Island Kitchen with a large sunny Breakfast area and door to the great Deck, fantastic two-story Family room with gas fireplace and door to the deck, main level Office or Bedroom with a full bath, plus a nice laundry room with access to the 2-car garage.

The upper level offers a dynamic view of the family room below, a generous Master Suite with vaulted ceiling and large walk-in closet, plus a beautiful garden bath with a soaking tub, separate shower, double sinks and private water closet. There are three additional very nice sized Bedrooms that share a hall bath. The finished walkout-daylight lower level has a large Recreation area, Game room, 4th full bath and two huge Storage rooms. Other nice features include two-zone heating and air conditioning with natural gas heat and hot water, plus lots of windows for great natural light. Situated on a lovely 77-acre private lot backing to woods with hiking paths to the Agricultural Farm Park 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

- ❖ Entry foyer with coat closet and wood floor
- ❖ Spacious formal Living room with over-sized moldings and arched window transoms
- ❖ Entertainment sized Dining room with pretty moldings and arched window transoms
- ❖ Office or main level Bedroom
- ❖ Full Bath with tub/shower
- ❖ Wonderful large Island Kitchen with tons of cabinet space, double wall ovens and built-in microwave, glass top cooktop and tile backsplash, plus a pantry
- ❖ Sunny Breakfast area surrounded by windows with door to the wonderful Deck
- ❖ Fantastic Family room with 2-story ceiling, with gas fireplace, lots of windows and door to the Deck
- ❖ Laundry room with extra cabinets and door to the nice-sized side-load 2 car garage.

## Upper Level

- ❖ Dramatic view to the Family room below
- ❖ Wonderful Master Suite with vaulted ceiling and large walk-in closet
- ❖ Deluxe garden Master Bath with double sink vanity, large soaking tub, separate glass door shower and private water closet
- ❖ Three additional nice sized Bedrooms
- ❖ Hall bath with tub/shower ~ Hall Linen closet



## Lower Level

- ❖ Fully finished daylight
- ❖ Large Recreation room
- ❖ Game room area with doors to the rear yard
- ❖ 4th full Bath
- ❖ Huge Storage and Utility room
- ❖ Second Storage room or Bonus room awaiting your finishing touches

## Other Great Features & Amenities

- ❖ Built in 1996 ~ Redland Estates
- ❖ Lovely .77-acre lot (33,529 sq ft) backing to woods and only approx. 3-miles to Shady Grove Metro
- ❖ Natural gas heat, hot water & fireplace ~ Two zoned HVAC system (both zones heated with natural gas)
- ❖ Public Water & Septic
- ❖ Current Schools: Sequoyah Elementary – Redland Middle – Magruder High. Please verify with Montgomery County at 240-314-4710.
- ❖ Estimated property tax and non-tax charges in the first full fiscal year of ownership is \$5,865 ~ HOA \$58 per month
- ❖ One year HMS/Long & Foster home warranty to new buyer

**List Price \$650,000**

