



# 18456 Gardenia Way Gaithersburg, MD 20879



Welcome to this wonderful 4 Bedroom, 3.5 Bath Colonial located in the delightful Flower Hill community! This great home has been well taken care of by its loving owners. Some of the many excellent features and amenities include: A cozy front Porch, spacious formal Living and Dining rooms, gorgeous updated Kitchen with beautiful cabinets, newer stainless steel appliances, granite and Corian counters, awesome bright and sunny Morning room addition with pretty built-ins and French doors to the nice deck and private rear yard, plus a step-down Family room open to the kitchen area.

The upper level has a lovely Master Bedroom with vaulted ceiling and deluxe Bath with Jacuzzi tub and separate shower. There are three nice sized bedrooms that share a pretty Hall Bath. The finished lower level includes all new carpeting, a nice Recreation room and Game room area, updated half-bath, plus Laundry and Storage room. Other features include a 2-car Garage with lots of additional parking, natural gas heat, cooking and hot water, newer HVAC system, fenced rear yard with shed and pretty landscaping. Located on a private .25-acre lot in Flower Hill 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.*



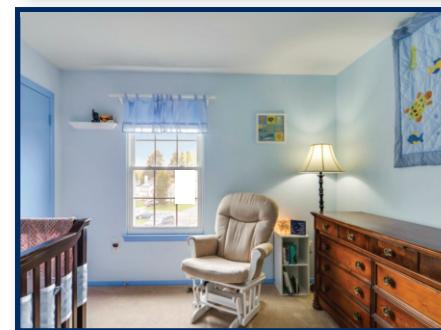
## Main Level

- ❖ Adorable covered front Porch
- ❖ Foyer with coat closet and nice Powder room
- ❖ Spacious Living room with pretty laminate wood floor
- ❖ Separate Dining room with chair rail and laminate wood floor
- ❖ Gorgeous updated Kitchen with pretty cabinets, both Corian and granite counters, newer stainless steel appliances and durable vinyl floor
- ❖ Awesome bright and sunny Morning room addition with built-ins, lots of windows, ceiling fan and French door to the nice Deck and private rear yard
- ❖ Step-down Family room off the Kitchen with pretty laminate wood floor and ceiling fan
- ❖ Access to the 2-car Garage with automatic openers

## Upper Level

- ❖ Lovely Master Bedroom with vaulted ceiling and fan
- ❖ Deluxe Master Bath with walk-in closet, vaulted ceiling, Jacuzzi tub and separate glass door shower
- ❖ Three additional nice sized Bedrooms (two with ceiling fans)
- ❖ Pretty Hall bath with tub/shower ~ Hall linen closet

**List Price \$450,000**



## Lower Level

- ❖ Fully finished with brand new carpeting
- ❖ Large Recreation and Game room areas
- ❖ Updated half-Bath
- ❖ Laundry and Storage room

## Other Great Features & Amenities

- ❖ Built in 1985
- ❖ Flower Hill Community amenities include swimming pools and recreation center, tennis and basketball courts, walking/jogging paths, tot lots and lake
- ❖ Private .25-acre lot (10,977 sq ft) with a long driveway, nice Deck and fenced rear yard with shed
- ❖ Natural gas heating, cooking and hot water ~ Three year old HVAC system
- ❖ Current Schools: Flower Hill Elementary – Shady Grove 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 \$4,233.94 ~ HOA \$401.40 annually

