



# 15705 Kanawha Court

Rockville, MD 20855



Welcome to this fantastic 4 Bedroom, 3½ Bath Colonial situated on a lovely cul-de-sac in sought after Derwood Station. This beautiful home has been well maintained by its loving owners! Some of the many great features and amenities include: a delightful front porch, beautiful wood floors and freshly painted interior, spacious formal Living and Dining rooms, first floor Study/Office, updated Kitchen with granite counters, stainless steel appliances, large pantry and tile floor, bright and sunny Breakfast area with bay window, Family room adjacent to the Kitchen with brick fireplace, two skylights and French door to the Deck. There is also a nice sized Laundry room with closet and access to the two-car Garage.

The upper level offers a wonderful Master Bedroom with sitting area, ceiling fan, walk-in closet with window, dressing area with makeup counter, sink and second closet with mirrored doors, plus an updated Master Bath with second sink, tiled tub/shower and skylight. There are three additional very nice sized Bedrooms that share a large Hall Bath with double sinks, linen closet and laundry chute. The fully finished walkout lower level includes a large Recreation room, Game and Exercise areas, sliding glass door to the rear yard, third full Bath, Bonus room, plus ample storage space. Located just ½ miles from Shady Grove Metro with easy access to 370/270 & the ICC, on a lovely private .25-acre cul-de-sac lot, this fantastic 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

- ❖ Delightful Front Porch overlooking the lovely cul-de-sac
- ❖ Foyer with wood floor, coat closet and Powder room
- ❖ Spacious formal Living and Dining rooms with pretty wood floors, elegant moldings and lots of natural light
- ❖ Updated Kitchen with granite counters and stainless steel appliances, large double door pantry and pretty ceramic tile floor
- ❖ Bright and sunny Breakfast area with large bay window and pretty light fixture
- ❖ Family room adjacent to the kitchen area with wood floor, brick fireplace with mantel, 2 skylights and French door to the cozy Deck
- ❖ Laundry/Mud room off the 2-car Garage with extra cabinets and closet

## Upper Level

- ❖ Lovely Master Bedroom with sitting area, ceiling fan and walk-in closet with window
- ❖ Dressing area with makeup counter, sink and 2nd closet with mirrored doors.
- ❖ Master bath with 2nd sink, tiled tub/shower, window and skylight
- ❖ Three additional nice sized Bedrooms with ample closet space
- ❖ Large Hall bath with double sink vanity, tub/shower, laundry chute and linen closet ~ Hall Linen closet



## Lower Level

- ❖ Fully finished walkout with sliding glass door to the rear yard
- ❖ Recreation room, Game & Exercise areas, plus a Bonus room
- ❖ 3rd Full bath
- ❖ Large Utility and Storage room

## Other Great Features & Amenities

- ❖ Built in 1985 ~ Derwood Station community
- ❖ Lovely .25-acre (10,749 sq ft) private cul-de-sac lot with lots of mature trees
- ❖ Approximately 1.5-miles to Shady Grove Metro with easy access to 370/270 & the ICC
- ❖ Replacement windows and 2 exterior doors, vinyl siding, garage doors and openers
- ❖ Natural gas heating, hot water and cooking ~ AC unit replaced in 2011
- ❖ One Year HMS/Long & Foster Home Warranty for new owner
- ❖ Current Schools: College Gardens Elementary – Julius West Middle – Richard Montgomery 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 \$6,594 ~ HOA \$288 per year
- ❖ One year HMS warranty to new buyer

**List Price \$635,000**