

# 22521 Griffith Drive

Gaithersburg, MD 20882

List Price \$664,900 ~ Willettt Estates



Welcome to this fantastic Colonial located on a beautiful 2.23-acre lot in Gaithersburg, Maryland. This wonderful home has been well maintained and updated by its loving owner. Some of the many great features include gorgeous Hickory wood floors on the main level, updated corian and stainless Kitchen, sunny Breakfast area with sliding glass door to the awesome Deck, Family room with fireplace open to the Kitchen area, entertainment sized Dining room, main level Office or potential Bedroom, plus an incredible 575 sq ft Great room addition which has its own heat pump system.

The upper level offers a lovely Master bedroom with new laminate floor, walk-in closet, ceiling fan and beautiful updated Bath, a guest Bedroom with an updated ensuite Bath, plus two additional nice sized Bedrooms that share a pretty Hall Bath. The fully finished lower level offers a great Rec room with fireplace and unique skylight inside of the wood holder, Game/pool table area, Bar with live edge walnut counter plus multiple storage rooms.

Other great features include a huge 3-door detached garage (2100 sq ft) with a work shop area and office which can be used for personal use or rented out for potential income. Complete solar system by Solar City which is hardly visible on the Garage roof provides incredible cost saving electricity to the house! Situated on a lovely private 2+ acre lot this fantastic home is just waiting for its next loving owner!



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## OTHER FACTS AND FEATURES:

- Built in 1978 ~ Willett Estates
- Approx. 2925 sq ft of Taxable Living Area with 4000+ total. (575 sq ft Great room is not on the tax record)
- Replacement windows & doors throughout ~ 1-year old hot water heater
- Well and septic ~ 2 heat pump systems
- Leased Solar City solar system with 56 panels. Avg electric bill for the entire home and garage is less than \$100 per month!
- Current Schools:
  - Laytonsville Elementary
  - Gaithersburg Middle
  - Gaithersburg High
- One year HMS Home Warranty for the new owner
- Estimated tax and other non-tax charges a new owner will pay in the first full fiscal year of ownership \$6258.61 ~ No HOA





