

# 17804 Park Mill Drive

Rockville, MD 20855

List Price \$475,000 ~ Mill Creek Towne



Welcome to this lovely 5 Bedroom, 3 Bath home located in sought after Mill Creek Towne! This popular 4-level Lord Calvert model has been perfectly maintained by its loving original owner. Some of the many great features and amenities include: Pretty wood floors and new carpeting throughout, bright and sunny eat-in Kitchen with bay window, spacious Living room with large picture window and separate Dining room with sliding glass door to the wonderful 3-Season Sun room with ceiling fan, skylight and access to the rear patio and beautiful back yard.

The upper level offers a Master bedroom with a walk-in closet and private bath, three additional nice sized Bedrooms that share a hall bath plus a hall cedar closet. The first lower level has a large Family room with gas fireplace, 5th Bedroom or Office, 3rd full bath, plus Laundry and storage room with a side exit. The nice and clean second lower level, awaiting your finishing touches, has the utilities and lots of convenient storage shelving.

Other great features include newer double pane windows throughout, efficient natural gas heat, hot water and cooking plus a newer AC unit, oversized storage shed and nice sized 2-car carport. Located on a gorgeous professionally landscaped .43-acre private lot backing to trees just a few houses down from the elementary school, approx. 5-minutes to Shady Grove Metro with fantastic commuter access to the ICC and 370/270, this wonderful home is just waiting for its next loving owner!



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## OTHER FACTS AND FEATURES:

- Built in 1966 ~ Mill Creek Towne
- Professionally landscaped .42-acre lot (18,545 sq ft) ~ 2-car Carport and attached Storage Shed
- Natural gas heat, hot water and cooking with a newer AC unit ~ Energy efficient replacement double pane windows throughout ~ Public water and sewer
- Current Schools:
  - Mill Creek Towne Elementary
  - Shady Grove Middle
  - Magruder High
- One Year HMS Home Warranty for the new owner
- Estimated Property tax and other non-tax charges a new owner will have to pay in the first full fiscal year of ownership \$4918.58 ~ No HOA





