

# 311 High Gables Drive, #204

Gaithersburg, MD 20878

List Price \$359,900 ~ Lakeland Ridge Condominiums



Welcome to this fabulous 2 Bedroom, 2 Bath condominium located in the wonderful Lakeland Ridge community in Gaithersburg, Maryland. This fantastic Condo has been beautifully maintained and updated by its loving original owners! Some of the many great features and amenities include pretty wood floors and New Zealand natural wool carpeting, gorgeous brand new granite counters and Samsung stainless steel appliance suite, spacious Living and Dining rooms, lovely Sun room with custom designed window seat with hidden cedar lined storage, roomy Master Bedroom with ample closet space and semi-updated Bath.

Other excellent features include a newer tankless hot water heater and replacement HVAC system, Garage space with access from the building, additional assigned parking space plus an oversized Storage unit. The Lakeland Ridge community amenities include a swimming pool with clubhouse and gym plus beautifully landscaped grounds. Conveniently located just off 270, approximately 10 minutes to Shady Grove Metro and very close to Rio, Downtown Crown, Falls Grove and Lakelands, this gorgeous Condo is just waiting for its next loving owners!



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## OTHER FACTS AND FEATURES:

- Built in 2002 – Lakeland Ridge Condominiums ~ 1447 square feet
- Interior garage space (separately deeded and taxed \$251.06 per year), additional assigned parking space in front of the garage plus an oversized Storage unit (separately deeded and taxed \$53.79 per year)
- Newer gas tankless hot water heater, replacement gas HVAC system with “micro power guard” electronic air filter
- Community amenities include swimming pool, club house and gym ~ Monthly Condo & HOA fees \$466.51
- Estimated property tax and other non-tax charges a new owner will pay in the first full fiscal year of ownership \$4288.25

*All information deemed reliable but not guaranteed.*

