

21304 Birdie Lane, Laytonsville

Laytonsville, MD 20882

List Price \$985,000 ~ Golf Estates



Welcome to this gorgeous custom built Colonial located in the lovely Golf Estates community. This fantastic 5 Bedroom, 5.5 Bath home boasts over 7000 finished SQFT and is loaded with every possible amenity! Some of the great features include gorgeous wood floors and pretty moldings throughout, welcoming two-story Foyer, elegant formal Living and Dining rooms, main level Office, a spectacular complete Kitchen remodel with a large center island, granite counters and upgraded appliances, sunny Breakfast area with sliding glass door to the awesome covered Deck, Patio and gorgeous yard.

The upper level offers an amazing Master w/Sitting room and 3-sided gas FP, stunning new Master Bath with jetted tub, his and her vanities, water closet and oversized shower, huge customized walk-in closet plus a Bonus/Exercise room. There are three additional very nice sized Bedrooms that all have their own Baths which complete the upper level. The incredible finished lower level has a pool table/Game room area with a full-sized Bar, large Rec room, Media/Hobby room with an outside exit, fifth Bedroom and fifth full Bath, bonus Den and storage room.

The outside offers a beautiful covered Deck/Porch, stone Patio with hot tub, excellent fantastic level yard, front Porch with an entrance to the Mud room, 3-car garage, circular driveway for tons of parking and large shed. Other fantastic features include a walk-in pantry, back-staircase, brand new roof, two-zoned gas HVAC system, backup generator and so much more! Situated on a gorgeous 2-acre private lot this amazing home is just waiting for its next loving owner!



Robert Kerxton • 301.785.9075



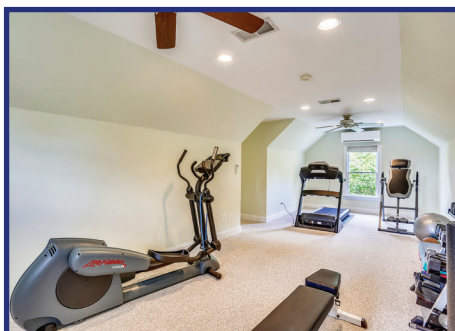
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OTHER FACTS AND FEATURES:

- Built in 1996 ~ Golf Estates Community
- Gorgeous 2.01-acre private lot (87,556 sq ft)
- Approximately 5160 above grade finished sq ft plus over 2000 finished sq ft in the lower level (approx. 7160 total finished sq ft)
- 2-zoned gas HVAC systems for the main 3 floors plus a separate heat pump for the bonus Exercise room over the garage ~ Well and septic with a water conditioner system and upgraded "Constant Pressure" well pump system
- Current Schools: Laytonville Elementary – Gaithersburg Middle and High Schools
- Estimated tax and other non-tax charges a new owner will pay in the first full fiscal year of ownership \$9689.43 ~ No HOA

