

7207 Phelps Hill Court

Rockville, MD 20855

List Price \$449,900 ~ Redland Estates



Welcome to this stunning upscale 3 Bedroom 2 full and 2 half-Bath 2-car garage townhome loaded with builder upgrades! Great features include gorgeous wood floors and elegant moldings throughout, spacious Living room with 2-sided gas fireplace and access to the lovely front Porch, formal Dining area or Family room with door to the rear deck, awesome Island Kitchen with granite counters, stainless appliances including double wall ovens and gas cooktop.

Upstairs offers an excellent Master Bedroom with walk-in closet and deluxe Master Bath with jetted tub, separate shower & double sink quartz vanity top, two additional Bedrooms which share a nice Hall Bath plus the laundry closet. The lower level includes a Rec/Family room with brand new carpeting, access to a cool screened porch, 2nd half-bath plus door to the 2-car heated garage. Only 2.6 miles to Metro with easy access to the ICC & I-270, this wonderful home is just waiting for you!



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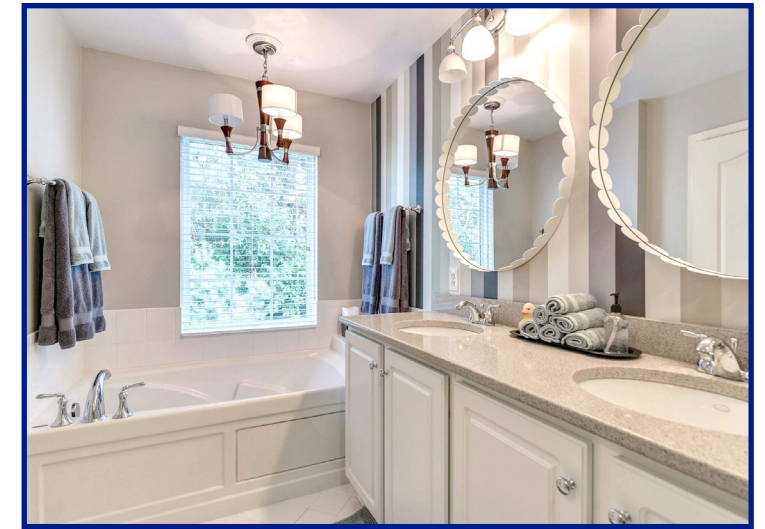


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OTHER FACTS AND FEATURES:

- Built in late 2007 ~ Redland Estates
- 1,808 "Above Grade" SQFT, 400 below grade – 2,208 total SQFT
- Natural gas heating, hot water and cooking
- 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 pay in the first full fiscal year of ownership \$4871.21 ~ HOA \$123 monthly

