

# 18704 Rocky Way

Rockville, MD 20855

List Price \$595,000 ~ Granby Woods



Welcome to this beautiful 3 Bedroom, 3.5 Bath updated & expanded Rambler located in sought-after Granby Woods! This fantastic home has been lovingly maintained by its current owners and includes many wonderful features and amenities including wood floors and spacious room sizes, great Family room with fireplace and built-ins, dry bar, full Bath and doors to the Deck, formal Dining room (could also be a Living room) with fireplace and bay window, updated Kitchen with double oven range, stainless steel appliances and desk/computer area, plus a large Breakfast area with sliding glass doors to the gorgeous Screened Porch with vaulted ceiling and 2 ceiling fans!

The hallway and bedroom areas have wood floors under the carpeting, Owners Bedroom with updated ensuite Bath and walk-in closet, plus 2 additional Bedrooms which share the updated Hall Bath. The fully finished lower level has a huge Rec room with LVP floor and half-bath, a multi-purpose Bonus room (currently a gym) with a 3rd fireplace, large storage room plus a laundry area with washtub. Other great features include replacement double pane windows, dual-fuel zoned heating system (electric heat pump with oil backup), oversized 2-car Garage with workshop area and rear garage door entry. Situated on a lovely .80-acre lot in beautiful Granby Woods. located approx. 5-miles to Metro and Downtown Olney this fantastic home is just waiting for its next loving owner!



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## OTHER FACTS AND FEATURES:

- Built in 1960 ~ Granby Woods
- Private .796-acre lot (34,662 sqft) with lots of mature trees
- Gorgeous Screened Porch and Deck addition (approx. 7 years)
- Replacement windows and doors throughout
- Dual fuel zoned heating with heat pump and oil backup plus central air conditioning
- Well (with water conditioner system) and septic
- One year Cinch Home Warranty for new Owner
- Current Schools:
  - Sequoyah Elementary
  - Redland Middle
  - Magruder High
- Estimated property tax and non-tax charges a new owner will pay in the first full fiscal year of ownership \$5,880.21 ~ No HOA



