

327 Picea View Court

Rockville, MD 20855

List Price \$839,900 ~ Piedmont Crossing



Welcome to this gorgeous 4 BR, 4.5 Bath “like new” Toll Brothers popular expanded Crestbrooke model located in Piedmont Crossing! This beautiful home, situated on a lovely lot, includes approx. 4700 finished SQFT! Fantastic features include beautiful hardwood flooring, formal Living & Dining rooms with elegant moldings, main level Office, gourmet Island Kitchen with granite counters, computer/desk area & Breakfast area all open to the spacious Family room with gas fireplace! In addition, there is a Powder room, full sized Laundry room with washtub plus access to the 2-car Garage with automatic openers.

The upper level offers a beautiful Primary suite with tray ceiling and 2 large walk-in closets, a luxurious primary bath showcasing a corner soaking tub and over-sized glass shower, double-sink vanity with makeup area, private water closet and vaulted ceiling, plus a wonderful multi-purpose Bonus room! There are 3 additional excellent sized Bedrooms, one with its own ensuite bath, the other two share a nice Hall bath. The huge fully finished walkout lower level has 9’ ceilings, a Rec room area with doors to the level fenced rear yard, Game & Exercise areas, 4th full bath plus a large storage room. Other features include natural gas heat, hot water and cooking, two-zoned heat and air-conditioning plus cable distribution throughout the home. Enjoy the community dog park and playground plus only 2.5-miles to Metro with and just minutes to ICC, 270/370!



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OTHER FACTS AND FEATURES:

- Built in 2014 ~ Piedmont Crossing Community
- Toll Brothers Crestbrooke model (expanded with bonus room over the garage) with approx. 4750 finished sqft.
- Lovely .14-acre Lot (5917 sqft) with a fully fenced rear yard
- Current Schools:
 - Washington Grove Elementary
 - Forest Oak Middle
 - Gaithersburg High
- Estimated property tax and non-tax charges a new owner will pay in the first full fiscal year of ownership \$7764.86 – HOA \$190 – Yearly Private Utility \$630

