

# 7701 Hiawatha Lane

Rockville MD 20855

List Price \$439,900 ~ Derwood Station



Welcome to this beautiful end unit Townhome located approx. 1-mile to Shady Grove Metro in Derwood Station. This stylish brick front home boasts 3 bedrooms, 3 1/2 bathrooms and includes three levels of living space. The main level features a sunny open floor plan, recently updated eat-in Kitchen with granite countertops and stainless-steel appliances, Dining area open to the spacious Living room and Powder room.

The upper level includes a nice sized Primary Bedroom with an updated ensuite Bath, plus two additional Bedrooms that share an updated hall Bath. The lower level has a walkout Rec room with a wood burning fireplace, 3rd full Bath with a jetted tub plus Laundry and Storage areas. Outside offers a private brick patio open to a beautiful level grassy common area. Other great features include updated fixtures, new HVAC system plus luxury vinyl plank flooring throughout. This cutie, located in the Candlewood Elementary school district, is just moments away from Shady Grove Metro, downtown Rockville, King Farm and so much more!



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## OTHER FACTS AND FEATURES:

- Built in 1981 ~ Derwood Station community
- End unit townhome 3300 sqft lot with approx. 1836 finished sqft
- Natural Gas heat (new HVAC), hot water and cooking ~ Public water & sewer
- Current schools:
  - Candlewood Elementary
  - Shady Grove Middle
  - Magruder High
- Estimated property tax and non-tax charges a new owner will pay in the first full fiscal year of ownership \$4163.04 ~ HOA \$283 per quarter

*All information deemed reliable but not guaranteed.*

