

# 15424 Indianola Drive

Rockville, MD 20855

List Price \$736,000 ~ Derwood Station



Welcome to this lovely Colonial located in sought-after Derwood Station! This wonderful home boasts 4 Bedrooms 2.5 Baths and is part of the Richard Montgomery High School district (College Gardens Elementary & Julius West Middle) and is just over a mile from Shady Grove Metro! Some of the great features include hardwood floors, spacious formal Living & Dining rooms, a fully equipped Kitchen, a large Breakfast area with bay window, Family room open to the Kitchen with fireplace and door to the deck and rear yard.

The upper level offers a ginormous primary Bedroom with walk-in closet and ceiling fan, dressing area with double sink vanity and skylights, primary Bath with tub/shower, skylight and 3rd sink. There are 3 additional extremely large Bedrooms which share a hall bath. The lower level has great potential and has been prepared for finishing with framing and electrical outlets, plus has a rough-in for a 3rd full bath. The rear yard features a turtle pond as well as 2 Mont Co "Rainscape" rain gardens which includes a county tax savings. Other nice features include fresh paint, newer gas HVAC system (2019), replacement windows, side load two-car Garage and slate stone front walkway. Located just over a mile from Shady Grove Metro, the ICC and 370/270 plus just a short distance to local shopping, dining & entertainment areas (Rockville Town Center, King Farm & Crown/Rio), don't miss making this wonderful house your new home!



**Robert Kerxton • 301.785.9075**

Email: [rkerxton@remax.net](mailto:rkerxton@remax.net)

Office: 301-774-5900

[www.RobertKerxton.com](http://www.RobertKerxton.com)











## OTHER FACTS AND FEATURES:

- Built in 1986 ~ Derwood Station
- Lovely .24-acre lot (10,580 sqft) approx. 1.5-miles to Shady Grove Metro
- Two Montgomery County “Rainscape” rain gardens (small tax credit)
- 2526 living sqft with extremely large rooms
- Newer windows with a transferable warranty (most but not all)
- Natural gas heat hot water & cooking (dual fuel heat pump 2019)
- Current Schools:
  - Richard Montgomery High
  - Julius West Middle
  - College Gardens Elementary
- Estimate property tax and non-tax charges a new owner will pay in the first full fiscal year of ownership \$6776.04 – HOA \$226 annually



