

Presenting ...

***13524 Hamlet Square Court
Germantown, MD***



**SPACIOUS
3 BEDROOM
2 1/2 BATH
GARAGE TOWN HOME
IN FOUNTAIN HILLS
COMMUNITY**

This home is designed for family living with great spaces inside and out! I have prepared this information to highlight many of the special features of this property. Please contact me with any questions you may have. Enjoy your tour!



**Judy Martin, ERA Pro Realty
CBR, CRS**

**Cell 301.379.1700 · Office 301.921.9557 x132
Fax 301.519.9245**

For a Virtual Tour of this property, visit www.JudyMartinSellsHomes.com



13524 Hamlet Square Court

Offered for \$374,000

Taxes: \$2,836/year

HOA: \$63/month

SPECIAL FEATURES

- 3 Bedroom, 2 1/2 Bath garage town home on cul-de-sac setting
- Wired for cable throughout
- Gas heat and cooking
- Security system installed

ENTRY LEVEL FEATURES

- Formal entry hall with beautiful ceramic tile floors & crown molding
- Access to garage from entry hall
- Family room featuring gas fireplace, neutral carpeting/paint, and sliding glass doors to fenced back yard
- Powder room
- Storage closet

MAIN LEVEL FEATURES

- Large living room featuring neutral carpeting, wide crown molding, and double window
- Dining room with neutral carpeting & wide crown molding
- Kitchen with large breakfast room pantry, and gas range. Exit from the kitchen to the fenced back yard. Lots of natural light.
- Laundry center off breakfast room

BEDROOM LEVEL FEATURES

- Large master bedroom suite with walk-in closet, neutral paint/carpeting, cathedral ceiling, lighted ceiling fan, & triple window plus a single window
- Master bath with upgraded full view shower doors on tub/shower combination with ceramic tile surround & large vanity
- Second bedroom with large double window, private access to hall bath, and neutral paint/carpeting
- Hall bath with full tub/shower combination with ceramic tile surround
- Hall linen closet

TOP LEVEL FEATURES

- Third bedroom with large double closet, skylight, and dormer window. Neutral paint/carpeting

COMMUNITY FEATURES

- Large pool complex
- Tot lots
- Close to playgrounds & parks with tennis & basketball courts, soccer, & baseball fields
- Walk to shopping & restaurants
- Convenient to commuter routes & Ride-On bus

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Information deemed reliable, but not guaranteed.

Interested parties are advised to verify this information through personal inspection or appropriate professionals.