

*Presenting ...*

# *13526 Hamlet Square Court Germantown, MD*



**FABULOUS  
3 BEDROOM  
2 1/2 BATH  
STONE FRONT 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**  
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**For a Virtual Tour of this property, visit [www.JudyMartinSellsHomes.com](http://www.JudyMartinSellsHomes.com)**



*13526 Hamlet Square Court  
Germantown, MD*



Living Room



Dining Room



Breakfast Room



Kitchen



Master Bedroom Suite



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## *13526 Hamlet Square Court*

Offered for \$389,000

Taxes: \$2,887/year

HOA: \$63/month

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### **SPECIAL FEATURES**

- 3 Bedroom, 2 1/2 Bath stone front town home on cul-de-sac setting
- Whole house wired for sound. Speaker connections controlled from family room.
- Connected to fiber optic telecommunications network
- Wired for cable throughout
- Gas heat
- Programmable thermostat

### **ENTRY LEVEL FEATURES**

- Formal entry hall with gleaming hardwood 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 triple window
- Dining room with neutral carpeting & wide crown molding
- Kitchen with large breakfast room featuring upgraded wood-look laminate flooring, Corian countertops, extra deep stainless steel sink, 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, ceiling fan, & 2 large box windows
- Master bath with upgraded full view shower doors on tub/shower combination with ceramic tile surround, large vanity, & wood-look laminate flooring
- 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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