

6626 Granville Court Frederick, MD 21703



Offered at \$317,000
HOA: \$53.50/month
Taxes: \$1772



**Charming 3 bedroom + den town home with 2 full and 2 half baths.
3 finished levels including two level bump out, Deck & Fenced Yard. Custom paint throughout.**

Main Level Features:

- Entry foyer with ceramic tile flooring & coat closet
- Extra large living room with double windows
- Gourmet kitchen with side-by-side refrigerator, gas cooking, pantry, center island & breakfast room
- Light filled sun room with vaulted ceiling, lighted ceiling fan & French doors to wrap around deck
- Half Bath with ceramic tile flooring & pedestal sink
- Huge wrap around deck with view of trees and green space

Upper Level Features:

- Master Bedroom suite with large walk-in closet, double window, vaulted ceiling & lighted ceiling fan
- Master Bath with ceramic tile flooring, large stall shower
- Hall bath with cathedral ceiling, ceramic tile tub/shower combination & linen closet
- Two additional bedrooms with vaulted ceilings

Lower Level Features:

- Oversized family room new carpet and exit to fenced back yard
- Office/Den
- Half bath
- Laundry room with extra storage space

Additional Features:

- Nearby shopping, restaurants & theaters. Close to Routes I-270 & 70
- Community tot lots and common ground maintenance included in HOA fee

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