

3851 Sugarloaf Parkway  
Frederick, Md. 21704

\$ 355,900



## Villages Of Urbana

A commuter haven for upscale living, this award winning Natelli community offers convenience to shopping and resort style amenities. Two pools (one is like a water park), 24/7 exercise gym, two community centers, tennis courts, basketball courts, hiker/biker trails, and tot lots.

- Expanded model with 3 level bump-out. 2640 square feet of living area & 9 foot ceilings
- End unit location features an additional 4 large windows on the main level for added light. Truly makes the interior feel like a single family home!
- Detached garage 11x20 with additional parking space for one car as well as additional unreserved parking in front
- Hardwood floors on main level, foyer, DR, kitchen, breakfast area and living room
- New carpeting and padding in Sept 2013 on entire upper level, stairs, and lower level
- Upgraded kitchen cabinets, granite countertops, and upgraded plumbing fixtures
- Two traditional style gas fireplaces with marble accents
- Upgraded light fixtures in bathrooms, stairwells, and foyer. Ceiling fans in all bedrooms. Recessed lights in kitchen and lower level
- 2 Full Baths and 2 Half Baths
- The master bedroom features a sitting area, a large walk-in closet and an adjoining luxury master bath, with Jacuzzi soaking tub, separate shower and a double sink vanity
- Second pink bedroom has private access to hall bath, but does not have a closet
- Third bedroom has extra wide double closet
- Lower level features a possible fourth bedroom with double wide window for additional light. It is currently being used as an office
- Lower level is finished and includes a large family room, a den/office, and powder room
- Family room includes built-in entertainment center
- Family room exits to a fenced back yard and has a path to the detached garage.

See 4 page web presentation at [www.annjoliet.com](http://www.annjoliet.com)

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## Bedroom & Bath Photos



## Lower Level Photos



## Community Photos



HOA fee is \$103 per month. Fee includes access to all community facilities, pools, community rooms, exercise gym, and seasonal community events. It also covers lawn mowing for the front yards, side yards on end units, and unfenced back yards. Snow removal on sidewalks, rear garage roadways, common grounds maintenance, landscaping and semi-weekly trash and recycling pickup.

Major shopping center and grocery store within 1 mile and just one mile to I-270 and Rt 355. To see a full list of HOA amenities, be sure to check out the community web page at <http://www.villagesofurbana.net>

You can also view an extensive 4 page web presentation at [www.annjoliet.com](http://www.annjoliet.com)