



Scan QR code to see additional info & photos on your smart phone.

## **2248 Wintergarden Way Olney, Maryland 20832**

**List Price \$409,000**

**Interior Living Area Approx. 2200 s.f.**

**Backs to Lake Hallowell! Enjoy leisurely strolls or jog on the foot path around the lake. The premium double width 4,000 sf lot offers extended privacy with all three sides facing trees! Features include: Wrap around porch, end unit with additional window, updated interior, all new lighting fixtures, refinished hardwood floors, New Dura Ceramic kitchen flooring, brand new carpeting on stairwell and entire second level. Large deck backs to trees and open lake view in winter and spring. Detached garage, new asphalt driveway.**

**For information or to purchase this property please call**

**Ann Joliet 301-518-0305**

**Listing Broker Re/Max Realty Centre, Inc. Olney Office 301-774-5900**



## Features Include:

- Total Interior living area : Approximately 2200 sq. ft.
- Lot Size: 4,004
- Annual Estimated Taxes: \$4,153.35
- Built in 1992
- HOA is \$87.50. month
- Gas Heat, Electric Central Air Conditioning, Gas Hot water Heater.
- 3 BRs, 2Full Baths, 2Half Baths,
- Freshly painted throughout .
- All new lighting fixtures.
- Hardwood Floors just refinished and have two coats of satin finish sealer.
- Driveway repaved on May 16, 2012 commercial grade asphalt . 1 year Warranty conveys to buyer.
- Kitchen with new Dura Ceramic tile flooring
- Brand new Frigidaire Gas Range, LG Dishwasher, & Range hood
- Brand new carpeting on entire second level
- Fully finished lower level with large family room.
- Lower level includes walk out exit, a wood burning fireplace, half bath, utility room, walk-in cedar closet.

To see or purchase this property call

**Ann Joliet**

**301-518-0305**

**Re/Max Realty Centre, Inc.**

3300 Olney Sandy Spring Rd. 301-774-5900

