

Immediate Occupancy!



The Oakton Alternate at Clarksburg Village

In Clarksburg, MD

Lot 25K - 23203 British Manor Drive, Elevation 2

- **Beautiful homesite!!**
- Approximately 5,715 Finished Sq. Ft. on 3 Levels
- 5 Bedrooms w/4 Full and 1 Half Baths
- Finished Rec Room, Den and Full Bath
- Four Foot Extension in the Family Room
- Full Brick Front with Brick Stoop
- Extensive Hardwood (sand & stain in place) in: Kitchen/Breakfast Room, Foyer, and Powder Room w/ Upgraded Ceramic Tile in Bathrooms
- Security system with One Year Monitoring
- Stainless steel appliances and Granite Tops

FOR MORE DETAILS PLEASE SEE THE SALES
MANAGER ON SITE



www.craftmarkhomes.com

THE SALES REPRESENTATIVE WORKS FOR THE HOME BUILDER, WHICH MEANS THAT HE OR SHE MAY ASSIST THE BUYER IN PURCHASING THE PROPERTY, BUT HIS OR HER DUTY OF LOYALTY IS ONLY TO THE HOME BUILDER.

Base Price:	\$609,900
Total Options:	\$ 94,385
Sales Price:	\$704,285
Special Sales Price	\$679,285

Open Daily 11am - 6pm
Please Call - Elsa D'Elia, Sales Manager,
at 301-528-5106 for more information.

DIRECTIONS: Take I-270 to Rte. 121/Clarksburg Rd. Becomes Stringtown Rd. Cross over Rte. 355, turn (R) onto Snowden Farm Pkwy. To (R) onto Grand Elm St. to (L) on British Manor Dr. #23203

This property is located in what is intended to be a development district (if and when the same is approved by the County) and, if not approved as a development district, is located in a district subject to a private infrastructure charge. Any potential buyer should ask the Seller about additional taxes or other charges that may be applicable.

Estimated Property Taxes - \$6,600
Tax information provided is seller's best estimate and not guaranteed.
All prospective buyers should verify tax information with the Montgomery County Office of Consumer Protection (240)777-3636.
Updated 4/26/11



#451 MHBR

*Brokers welcome must register at site and comply with all policy terms.