

# Immediate Delivery



\*Actual Home Not Shown

## The Oakton at Park Ridge

In Clarksburg, MD  
Lot 8 - 23607 Tregoning Dr

- Approximately 6,344 Finished Sq. Ft. on 3 Levels
- 4 Bedrooms w/4 Full and 1 Half Baths
- Finished Rec Room and Bath
- Full Rear 4' Extension
- Full Brick Front with Brick Stoop
- Extensive Hardwood (sand & stain in place) in: Kitchen/Breakfast Room, Foyer, Living Room, Dining Room, Study, Powder Room and Upper Hall
- 10 foot Ceilings on Main Level, 9 foot 2<sup>nd</sup> Level
- 3 car side Load Garage
- Stainless Steel Appliances, Granite Tops, Gourmet Island with Wine Rack, Glass, and Book Case

<i>Base Price:</i>	<i>\$738,900</i>
<i>Total Options:</i>	<i>\$147,850</i>
<i>Sales Price:</i>	<i>\$886,750</i>
<i>Special Sales Price</i>	<i>\$819,750</i>

**Open Daily 11am - 5pm**

**Please Call - Candice Grams, Sales Manager, at 301-916-8235 for more information.**

DIRECTIONS: I-270 North to Exit 16/Father Hurley Boulevard toward MD-27 North. Turn Left on Hawks Road to a left on Piedmont Road. Community ahead on left. (Model Home -23600 Lefty Lane)

**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.*



#451 MHBR



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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

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