

CHARMING LAKE VIEW TOWNHOME



12175 FLAG HARBOR DRIVE • GERMANTOWN, MD 20874

NIMROD SHMUL AND TEAM

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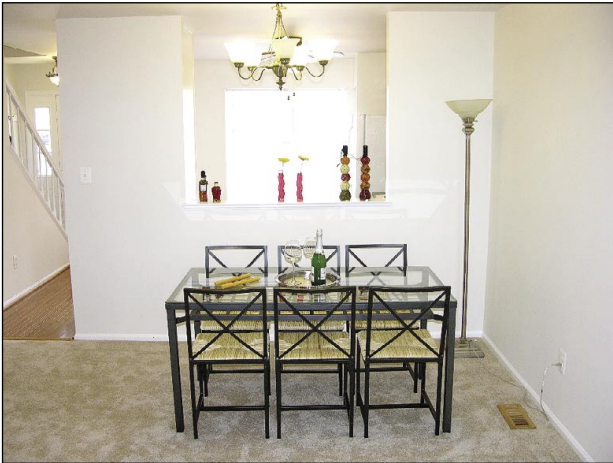
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*W*elcome to this newly renovated townhome nestled in the desirable community of Gunners Lake View! Featuring three bedrooms, two-and-a-half baths, new hardwood flooring in the foyer and kitchen, new carpet, new bathroom vanities, new kitchen countertops, and a refinished deck, this home is a true value. Additionally, this home is conveniently located just 3 minutes from I-270 and close to schools, shopping, recreational facilities, major commuter routes and public transportation.

Welcome and enjoy!



MAIN LEVEL

- * Entry foyer
- * Living/dining room with new carpet and exit to the private deck overlooking the lake
- * Updated kitchen with new countertops, new range and microwave, and new hardwood floor
- * Powder room

Welcome!





UPPER LEVEL

- * Master bedroom with private, full bath
- * Two additional bedrooms with ample closets
- * Second full bath off the hall

LOWER LEVEL

- * Family room with Berber carpeting
- * Laundry room
- * Utility room



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GERMANTOWN, MD 20874**

REAL ESTATE TAXES: \$2,602 YEARLY
YEAR BUILT: 1988
LOT SIZE: 1,350 SQ. FT.

SPECIAL FEATURES

- * Nicely landscaped yard
- * Wood fencing in the backyard
- * Large, relaxing deck with gorgeous views of the lake was recently refinished
- * New hardwood flooring in the foyer and kitchen
- * Professionally painted interior
- * New carpeting in living room and entire upper level
- * Updated kitchen
- * New bathroom vanities
- * Finished basement with fresh Berber carpeting
- * Excellent location!

PARKS

- * Seneca Creek State Park
11950 Clopper Rd.
Gaithersburg
- * Gunners Lake Park
12671 Grey Eagle Ct.
Germantown

SCHOOLS

- * S. Christa McAuliffe Elementary School
www.mcps.k12.md.us/schools/mcauliffees/
- * Roberto Clemente Middle School
www.mcps.k12.md.us/schools/clementems/
- * Seneca Valley High School
www.mcps.k12.md.us/schools/senecavalleyhs/

Information deemed reliable but not guaranteed.



Deck



For more information, call:

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