



22715 Muscadine Drive Clarksburg, MD 20871

Cathi Miller

| 301.788.7216

| CMiller@HaganRealty.com



HAGAN REALTY



Exterior

\$969,000

Property Details



Bedrooms
4 Bedrooms



Bathrooms
3 Full 1 Half



Home Size
4,184 SQFT



Lot Size
5,500 SQFT



Levels
3 Levels



Year Built
2013



Taxes
\$9,751/year



Parking
2 Car Garage
+ Driveway



Schools
Snowden Farm ES
Hallie Wells MS
Damascus HS

Back Yard





Main Level

Foyer



Dining Room



Living Room



Office



Kitchen



Sunroom



Family Room



Powder Room



Bedroom Level



Primary Suite



Second Bedroom



Third Bedroom



Second Full Bathroom



Fourth Bedroom



Basement



Recreation Room



Gym



Third Full Bathroom





9/10
GreatSchools
Test Score Rating

Snowden Farm Elementary School
0.9 miles

- 22500 Sweetspire Drive
Clarksburg, MD 20871
- (240) 740-5800
- Mrs Michelle L Fortune



8/10
GreatSchools
Test Score Rating

Hallie Wells Middle School
0.4 miles

- 11701 Little Seneca Parkway
Clarksburg, MD 20871
- (301) 284-4800
- Ms Carla M McNeal



7/10
GreatSchools
College Readiness Rating

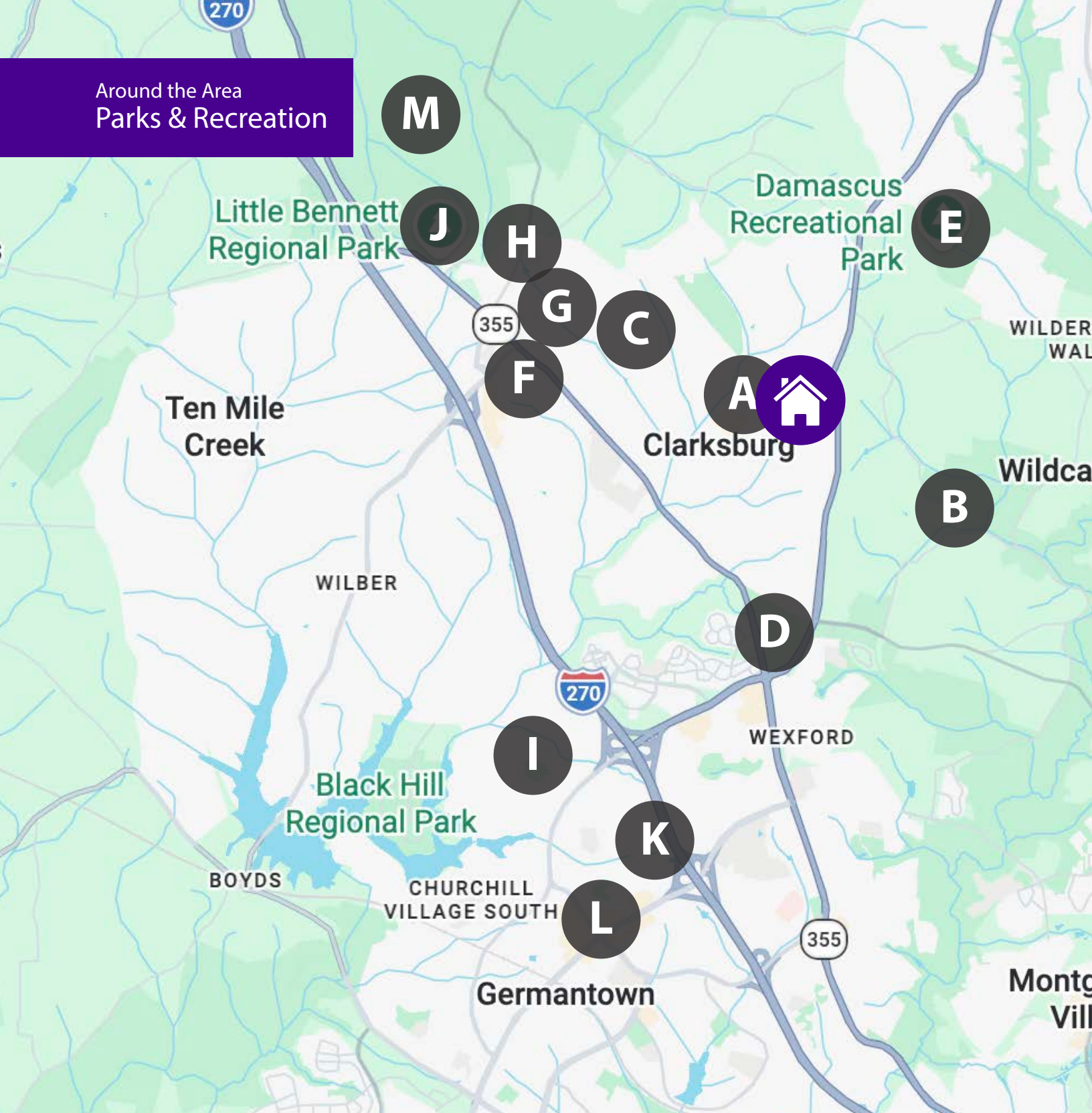
Damascus High School
4.2 miles

- 25921 Ridge Road
Damascus, MD 20872
- (240) 207-2400
- Mr Bradley Rohner



Germantown Library
4.5 miles

- 19840 Century Boulevard
Germantown, MD 20874
- (240) 777-0110

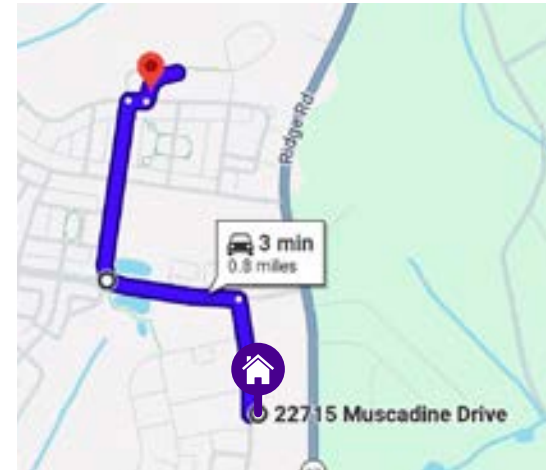


Around the Area
Parks & Recreation

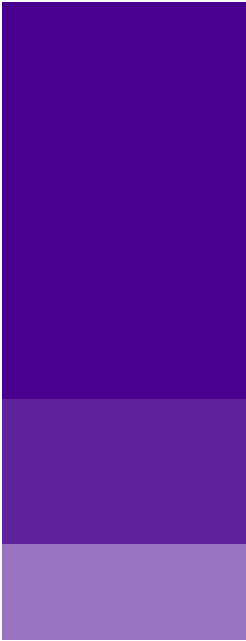
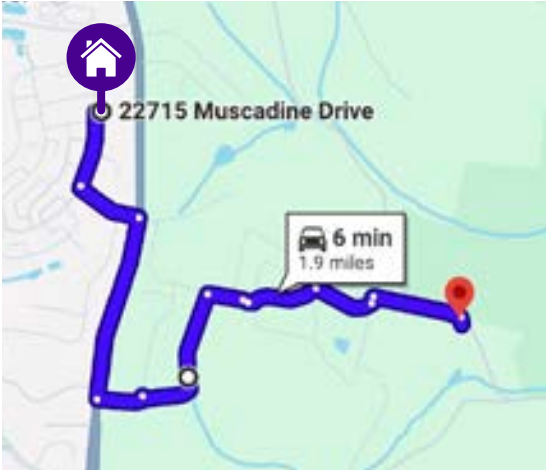
● Parks & Rec

- | | |
|--|---|
| A Arora Hills Local Park | H Kings Local Park |
| B Butlers Orchard | I Waters Landing Park |
| C Clarksburg Village Local Park North | J Little Bennett Regional Park |
| D Ridge Road Recreational Park | K Top Golf |
| E Damascus Recreational Park | L Black Rock Center For the Arts |
| F Dowden's Ordinary Park | M Little Bennett Golf Course |
| G Stringtown Trail South Trailhead | |

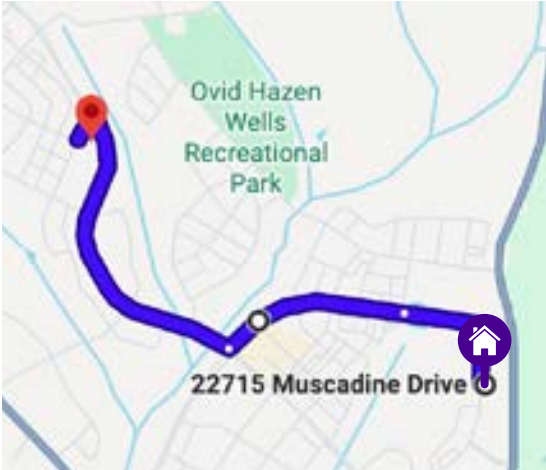
Arora Hills Local Park – 0.8 miles



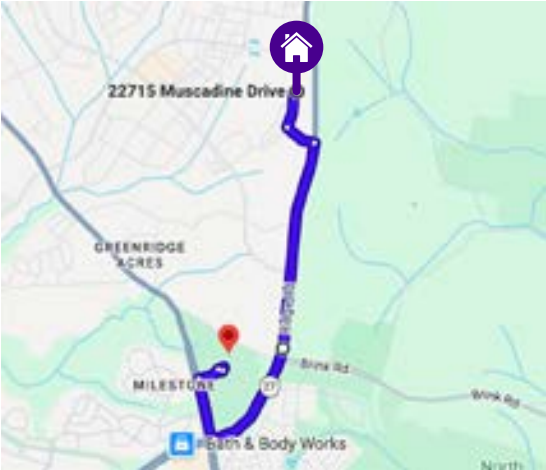
Butlers Orchard – 1.9 miles



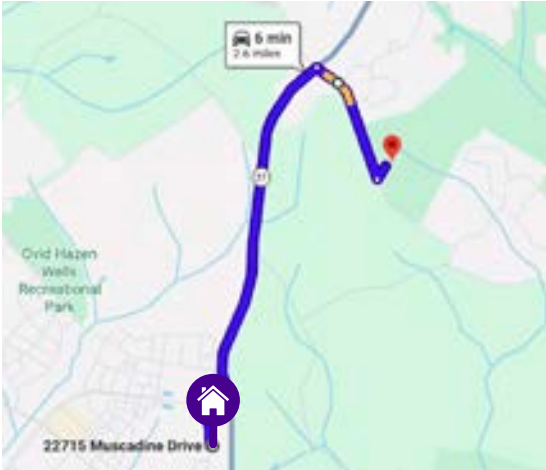
Clarksburg Village Local Park North – 2 miles



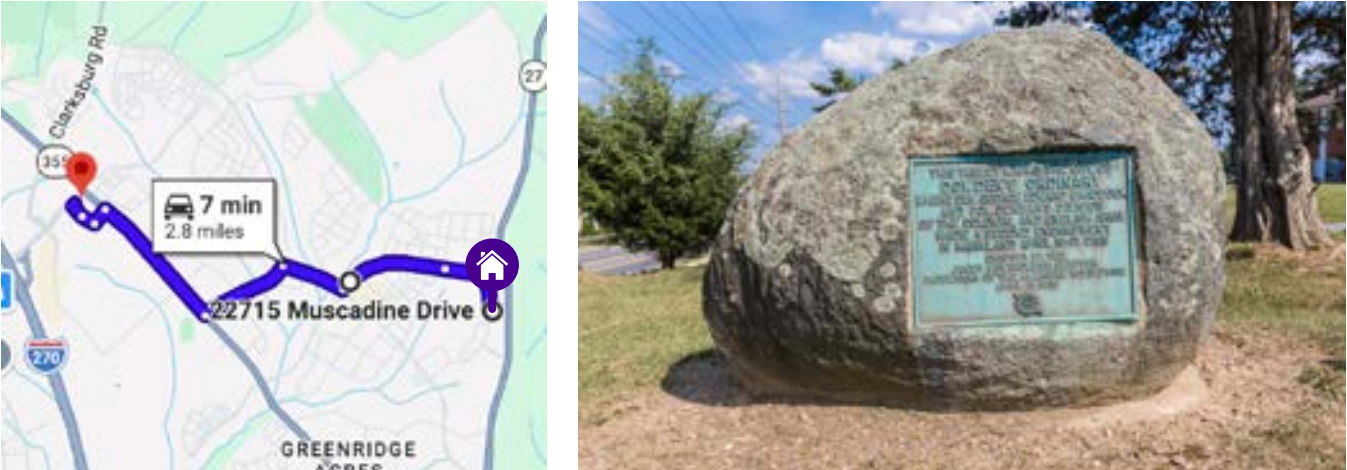
Ridge Road Recreational Park – 2.3 miles



Damascus Recreational Park – 2.6 miles



Dowden's Ordinary Park – 2.8 miles

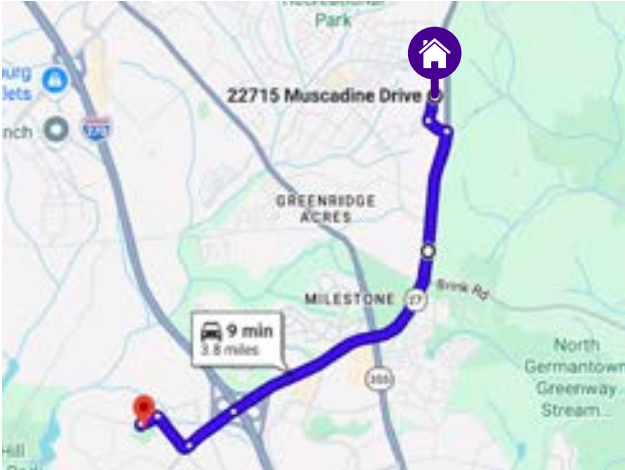


Stringtown Trail South Trailhead – 3 miles

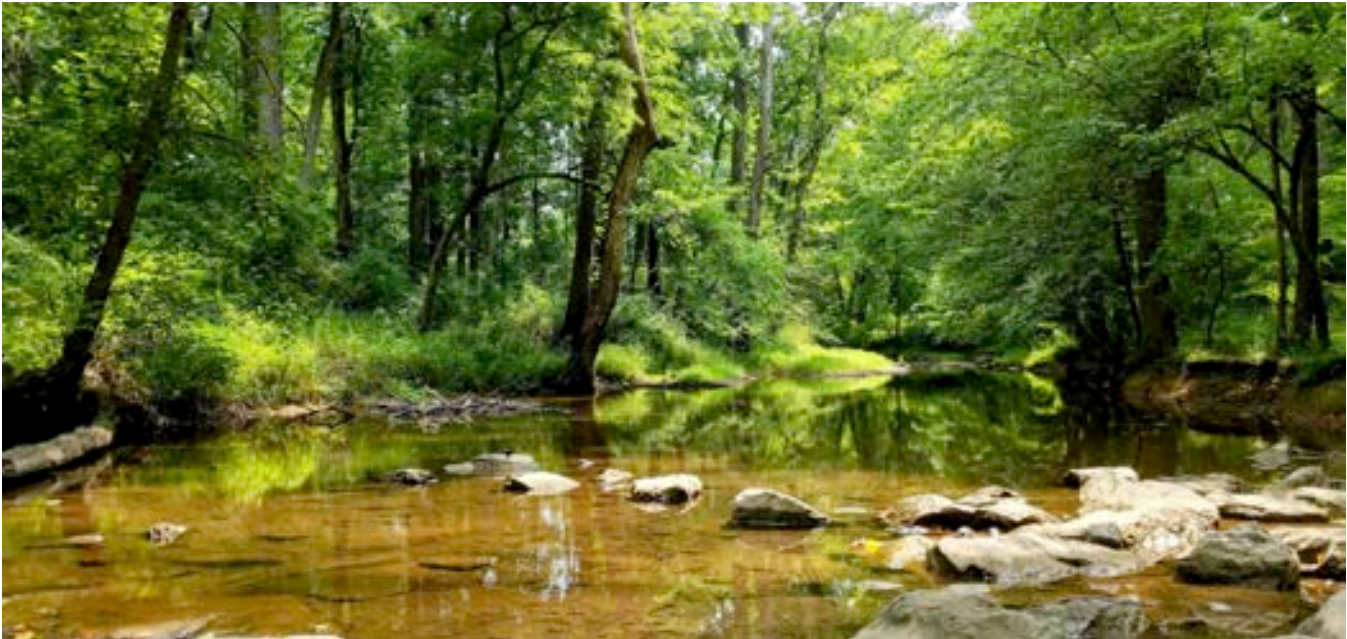
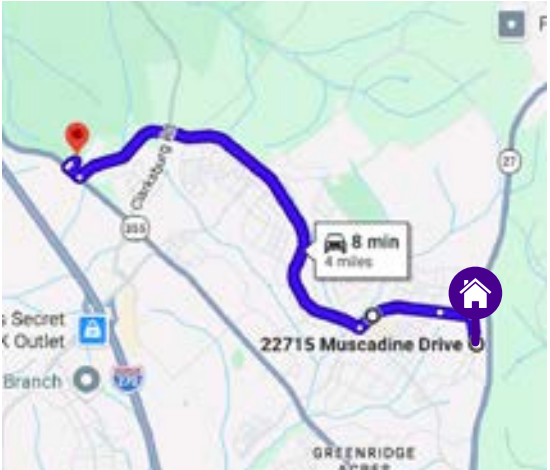




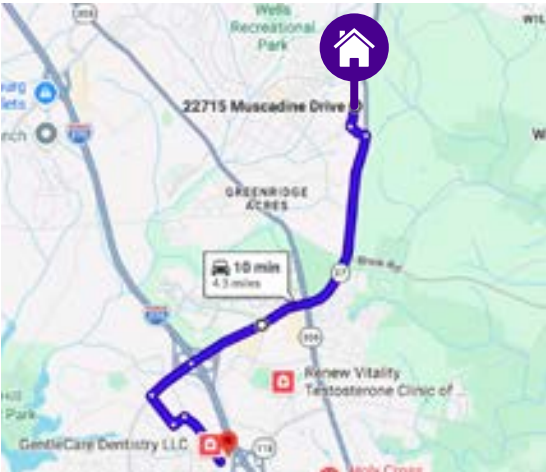
Waters Landing Park – 3.8 miles



Little Bennett Regional Park – 4 miles



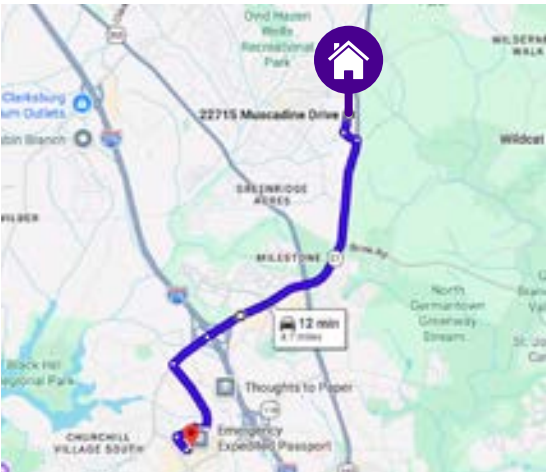
Top Golf – 4.3 mile

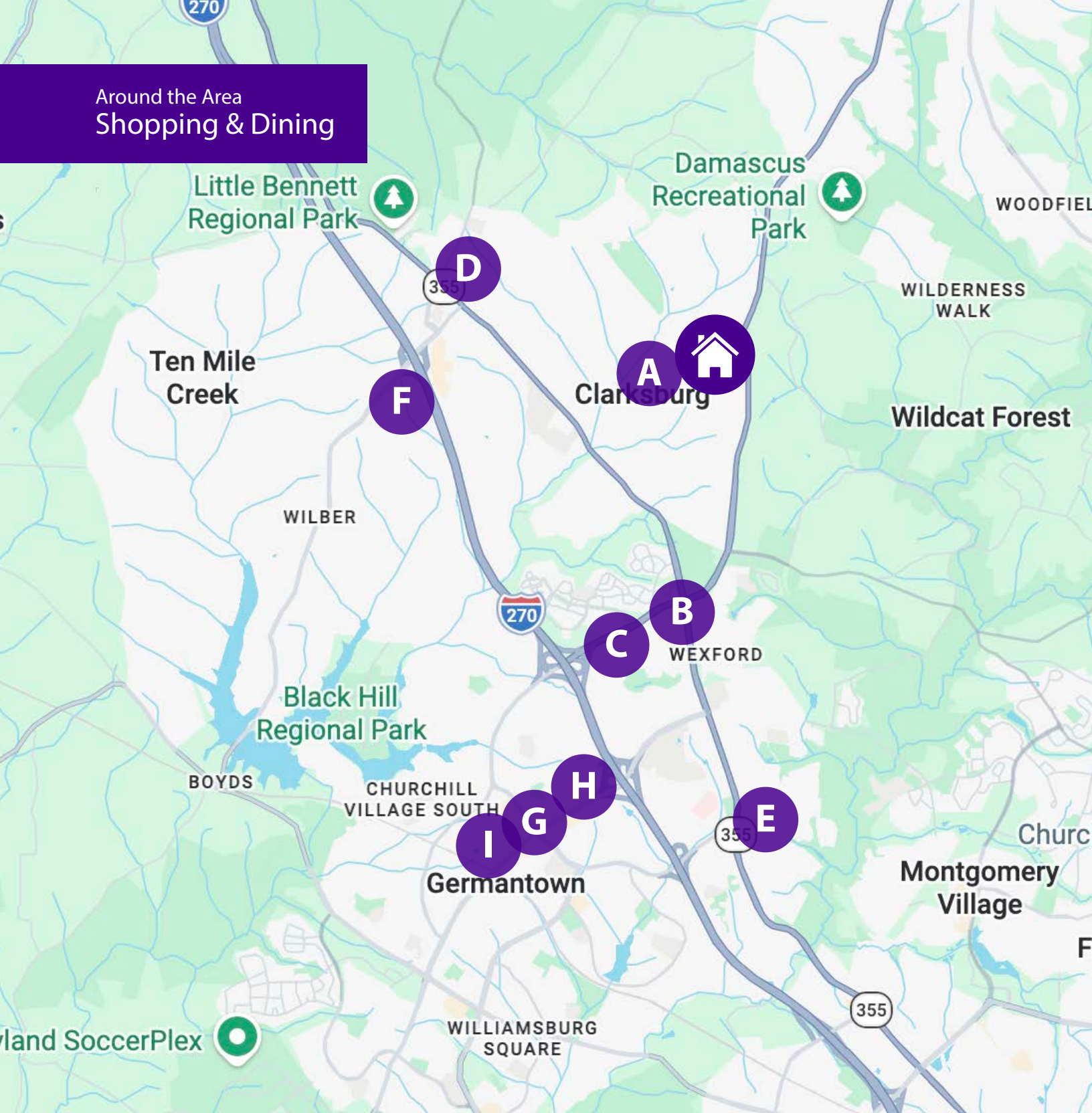


Little Bennett Golf Course – 7.3 miles



Black Rock Center For the Arts – 4.7 miles



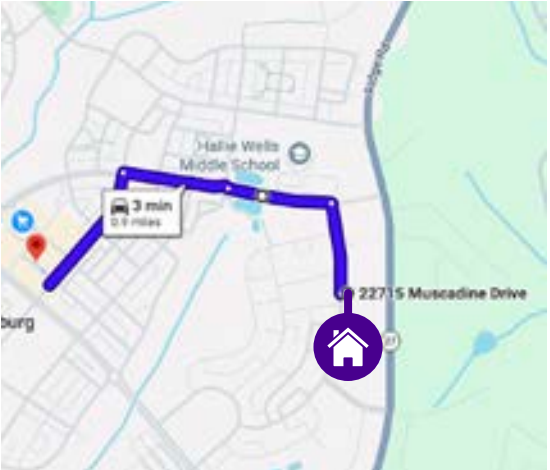


Around the Area
Shopping & Dining

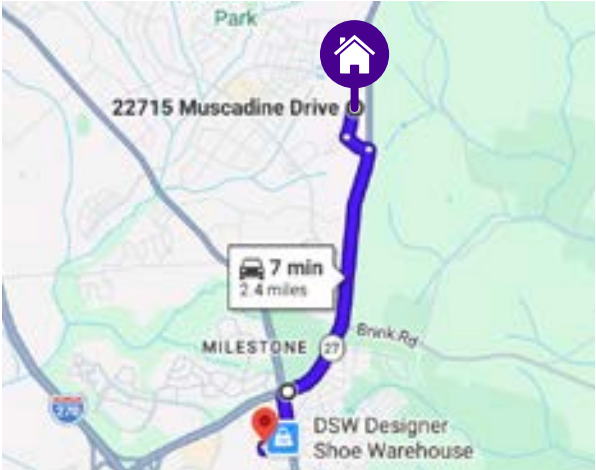
● Shopping & Dining

- A Clarksburg Village Center
- B Milestone Center
- C Shops at Seneca Meadows
- D Clarksburg Tavern
- E Fox Chapel Shopping Center
- F Clarksburg Premium Outlets
- G Germantown Plaza
- H Safeway
- I Germantown Commons

Clarksburg Village Center – 0.9miles



Milestone Shopping Center – 2.4 miles



Milestone Shopping Center – 2.4 miles



Shops at Seneca Meadows – 2.8 miles



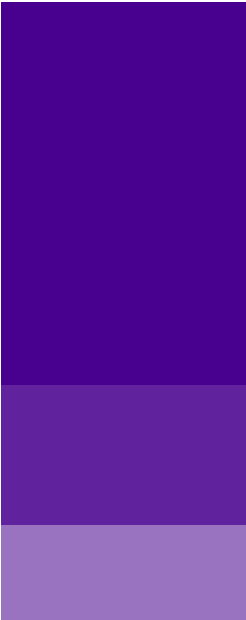
Clarksburg Tavern – 3.4 miles



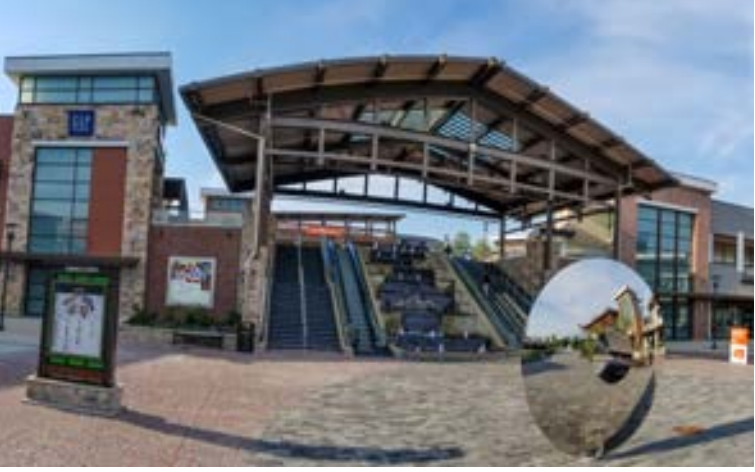
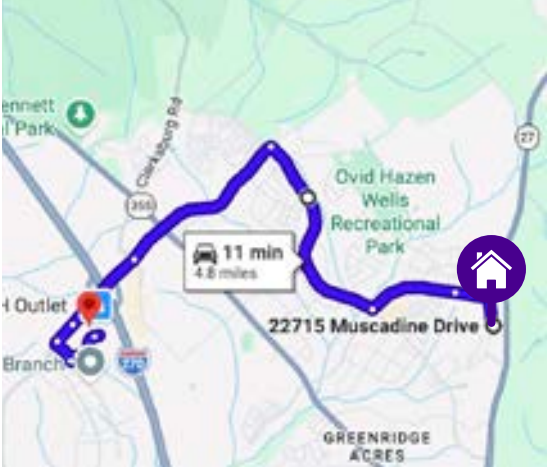
Safeway – 5 miles



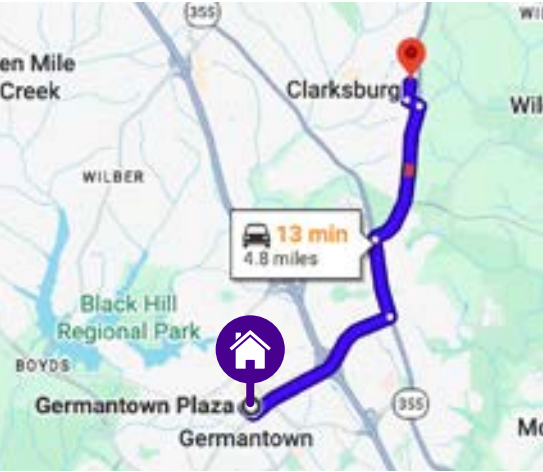
Fox Chapel Shopping Center – 3.8 miles



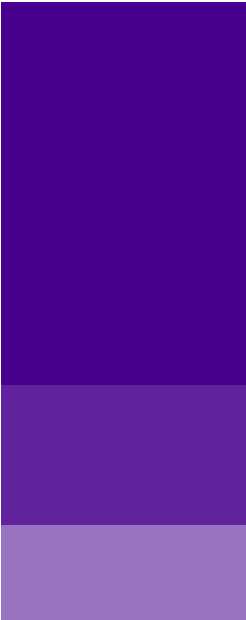
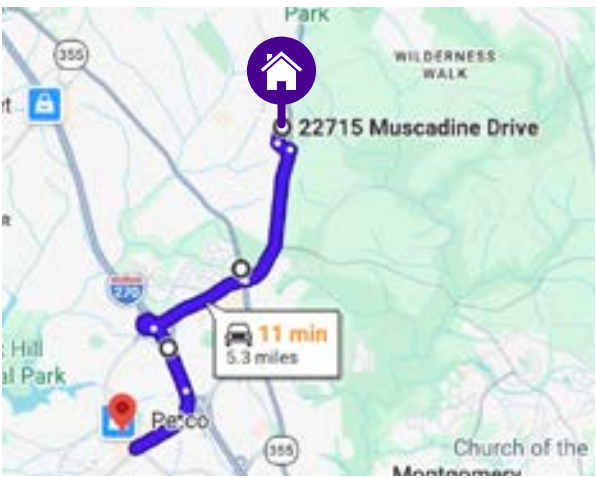
Clarksburg Premium Outlets – 4.8 miles



Germantown Plaza – 4.8 miles



Germantown Commons – 5.3 miles





Thinking of Selling Your Home?

Put Hagan Realty to work for you, and you'll be moved!

Services Include

- HDR Photos
- 3D Tours
- 4K Property Tours
- Property Guides
- Targeted Social Ads
- Custom Websites
- Site Maps
- Arial Imagery
- Floor Plans
- Open Houses
- MLS Syndication
- Custom Signs

In an ever-evolving real estate market, Hagan Realty stands out as your go-to partner for selling your home at the best price, in the least time, and with unparalleled success. We go beyond just putting a 'For Sale' sign on your lawn.

Our in-house experts utilize state-of-the-art HDR photography, 4K video, and 3D tours to make your property shine in its best light. Forget generic listings; every home gets a custom website focused solely on showcasing its unique features, and we employ targeted social media ads to reach potential buyers across multiple platforms. We arm visiting buyers with comprehensive property guides-detailing everything from your home's amenities to the local schools-and our open houses effectively reach nearly half of all home buyers. From the sky with FAA-licensed

drone pilots to the ground with full-color, furnished floor plans, we've got every angle covered. If you want your property to stand out and attract top-dollar offers, let Hagan Realty's unmatched tools and expertise work for you.

Contact us today to learn more.

If you are currently under a written contract to use another real estate broker exclusively, please disregard this notice. It is not our intention to solicit other real estate brokers' clients.

Thank You for Visiting

Thank you for viewing my listing here at 22715 Muscadine Drive.

If you have any questions regarding this property, or would like to make an offer, please either contact me directly or have your agent do so if you are represented.

Cathi Miller

Associate Broker, Realtor®

Cell 301.788.7216
Office 866.424.2601 x747
Fax 301.540.1429

CMiller@HaganRealty.com
www.PurpleGirlRealtor.com



All information contained in this booklet is deemed reliable but not guaranteed. All prospective purchasers are strongly encouraged to perform all necessary due diligence, prior to writing an offer.





For more information visit

www.22715Muscadine.com

