

**STATUS: ACTIVE**

List Type: Excl. Right

Ownership: Fee Simple, Sale

**LIST PRICE: \$485,000**

Leg. Sub: WEXFORD VILLAGE II

HOA FEE: 120.00/ Quarterly

Map Coord: 1111

Adv. Sub: WEXFORD VILLAGE II

Other Fee: /

GROUND RENT:

Lot AC/SF: 0.33/14,432

Lot/Block/Square: 79/

TAXES: \$4,452

Area:

#Lvs: 4 #Fpls: 1

Style: Colonial

Tax Year: 2007

**Age: 5**

Main Entrance: Center Hall, Two Sto

Type: Detached

Tax ID #: 0906295274

Year Built: 2003

Tax Map:

TH Type:

Model: PRESTWICK

Finished SF: 4,330

Parcel: 809

Liber: 54

Folio: 241

	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
<b>BR:</b>	4	0	4	0	0	0	ES:
<b>FB:</b>	3	0	2	0	1	0	MS:
<b>HB:</b>	1	1	0	0	0	0	HS:

Rooms: Living Room, Dining Room, Bedroom-Master, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Family Rm, Other Room  
1, Library, Breakfast Room, Attic-Unfinished, Den/Stdy/Lib, Sun/Florida Room, Laundry-Kit Lvl, Lndry-Sep Rm, Loft, Professional Off, Recreation  
Room, Storage Room, Utility Room, Workshop

Master Bedroom:	16 x 20	Upper 1	Fifth Bedroom:		Rec Room:	Othr Rm 3:
Master Bedroom 2:			Living Room:	11 x 11	Main	Foyer:
First Bedroom:			Dining Room:	11 x 11	Main	Garage:
Second Bedroom:	11 x 11	Upper 1	Kitchen:	18 x 11	Main	Carport:
Third Bedroom:	11 x 11	Upper 1	Breakfast Rm:	10 x 20	Main	Unfinished:
Fourth Bedroom:	11 x 13	Upper 1	Family:	18 x 18	Main	

**Basement:** Yes, Fully Finished, Improved, Connect Stair

**Parking:** Drvwy/Off Str, Garage Garage Type- Attached,

# Gar/Carpt/Assigned: 2//

Heat: Forced Air, Zoned, Natural Gas

Cool: Ceiling Fan(s), Central A/C, Zoned, Electric

TV/Cable/Comm: Cable-Prewired, Other, Phone Jacks-Plug

Hot Water: Natural Gas

Water/Sewer/Septic: Public/Public Sewer

Handicap: None

**INTERIOR:** Style: Floor Plan-Open, Floor Plan-Traditional

Appliances: Dishwasher, Disposal, Exhaust Fan, Ice maker, Oven/Range-Gas, Refrigerator

Amenities: Attic-Access Only, Auto Gar Dr Opn, Chair Railing, FP Glass Doors, FP Mantels, MBA/Sep Shwr, MBA/Sep Tub, Master Walk-in  
Closet, Shades/Blinds, W/W Carpeting, Walk-in Closet(s), Washer/Dryer Hookup, Wood Floors

Security: Surveillance Sys

Din/Kit: Breakfast Room, Fam Rm Off Kit, Kit-Island, Kit-Table Space, Sep Dining Rm

Wall/Ceil: 2 Story Ceilings, Dry Wall, Tray Ceilings, Vaulted Ceilings

Window/Door:

**EXTERIOR:** Vinyl Siding, Shingle-Asphalt, Bump-outs, Deck, Extensive Hardscape, Fenced-Fully, Fenced-Rear, Patio, Porch-front, Sidewalks,  
Above Grade, Below Grade, Shed, Cul-de-sac, Landscaping, Trees/Wooded, , ,

**REMARKS:** Welcome to this beautiful, one-of-a kind, 4 bedroom, 3.5 bathroom home in Wexford Village II! This is the best square footage for  
the best price in the village. Truly a must see. Agents call Gennene for combo. This house has upgrades galore and a perfect lot. Thanks  
for showing...

**DIRECTIONS:** BRANGH AVE/301 SOUTH TO RIGHT ACTON ROAD, LEFT ON HAMILTON, RIGHT ON WILDMEADOWS ST, TO RIGHT ON IDA  
WAY.

**Broker:** READY REAL ESTATE, WMA, LLC, RWMA1

Listing Agent: PAULA CLAIRE ZURKOWSKI

Email: wdc@ReadyRealEstate.com

Office: (240) 235-6078

LA Office: (240) 235-6078

LA Pager:

Fax: (301) 576-4515

LA Home: (703) 618-8191

LA Cell: (301) 252-5731

Alt Agent: Gennene Parker

Home: (410) 212-2103

Office: (240) 235-6078

Cell: (410) 212-2103

**Show Instructions:** Call 1st-Contact, Lockbox-Combo

Owner: RIEGEL

Home:

Office:

Showing Contact: GENNENE PARKER CALL FOR COMBO

Home: (410) 212-2103

Office:

List Date: **02-May-2008**

Orig Price : \$485,000

DOM-MLS: 0

SubComp: 0

Dual: Yes

Update Date: 02-May-2008

Prior Price:

DOM-PROP: 0

BuyComp: 3

DesR No

Update Type: Other

Front Fee:

Add'l:

VarC: No

**Disclosures:** Prop Disclosure, Subj to Condo/HOA Docs

Documents: Hse Plns Avail, Plat

Property Condition: Shows Well

Possession: Settlement

Property Management: MEREDITH MANAGEMENT

Phone: (301) 843-8111

