



12044 Chestnut Glen Road Clarksburg, MD 20871

Jed Williams

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HAGAN REALTY



Exterior

\$550,000



Bedrooms
4 Bedrooms



Bathrooms
3 Full + 1 Half



Home Size
2,640 SQFT



Lot Size
2,855 SQFT



Levels
3 Levels



Year Built
2004



Neighborhood
Arora Hills



HOA Fee
\$105/month



Cooling
Central A/C



Heating
Gas Furnace



Taxes
\$6,099/year



Schools
**Wilson Wims ES
Hallie Wells MS
Clarksburg HS**



Main Level



Living Room



Half Bathroom



Kitchen & Dining Room



Dining Room



Family Room





Second Level



Primary Suite



• Walk-in closet



• Primary sitting room



Second Bedroom



Third Bedroom



Second Full Bathroom



Basement



**Fourth Bedroom/
Den**
10'2" x 10'2"

Recreation Room
31'3" x 18'5"

**Full
Bath**

Laundry & Utility
18'3" x 5'5"

Recreation Room



Fourth Bedroom / Den



Third Full Bathroom



Laundry & Utility



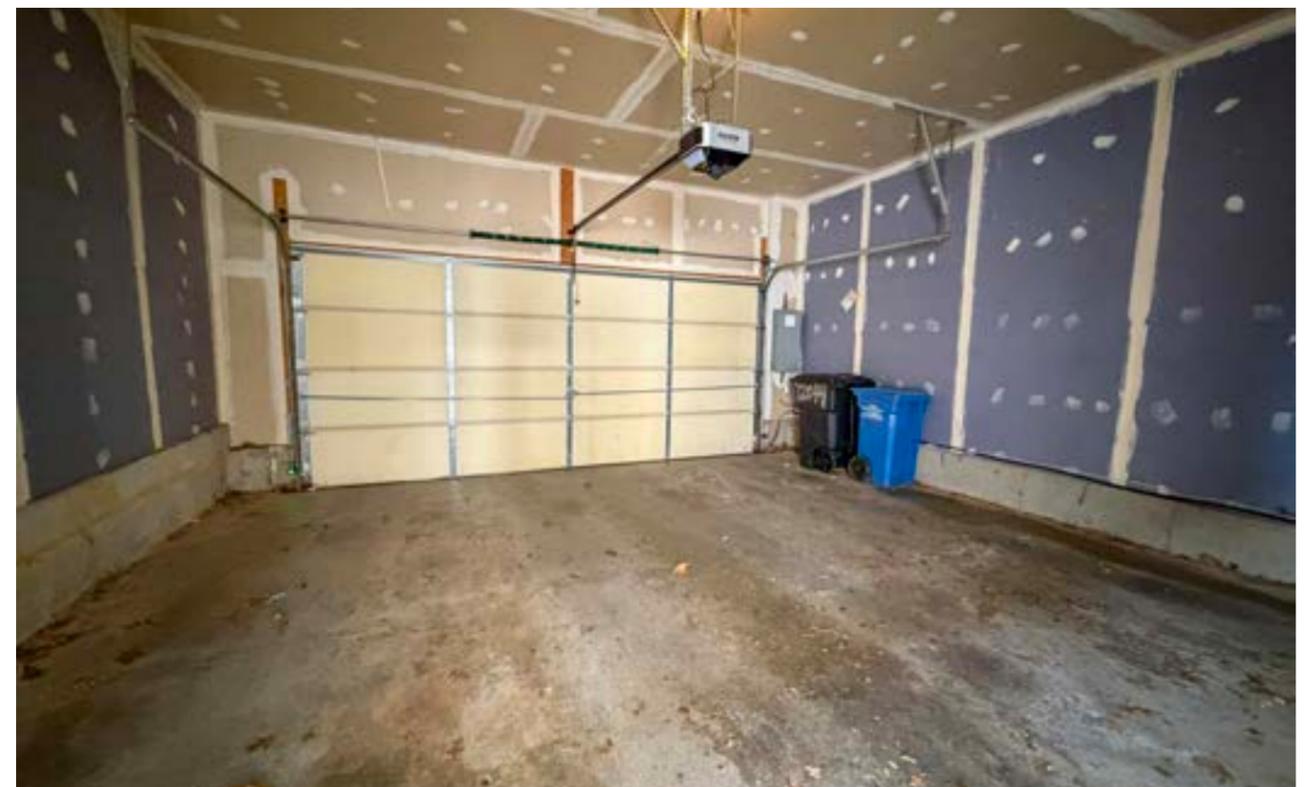
Back Yard



• New 30-year architectural shingle roof



Garage



Arora Hills



- Amenities:
- Two club houses
 - Two pools
 - Playgrounds
 - Trails
 - Baseball
 - Softball
 - Basketball
 - Ovid Hazen park





9/10 GreatSchool Overall Rating

10/10 GreatSchool Test Score Rating

Wilson Wims Elementary School
0.5 miles

- 📍 12520 Blue Sky Drive
Clarksburg, MD 20871
- ☎ (240) 406-1670
- 👤 Mr Kevin M Burns



8/10 GreatSchool Overall Rating

10/10 GreatSchool College Readiness

Clarksburg High School
0.9 miles

- 📍 22500 Wims Road
Clarksburg, MD 20871
- ☎ (240) 740-6000
- 👤 Ms Anita R Oneill



8/10 GreatSchool Test Score Rating

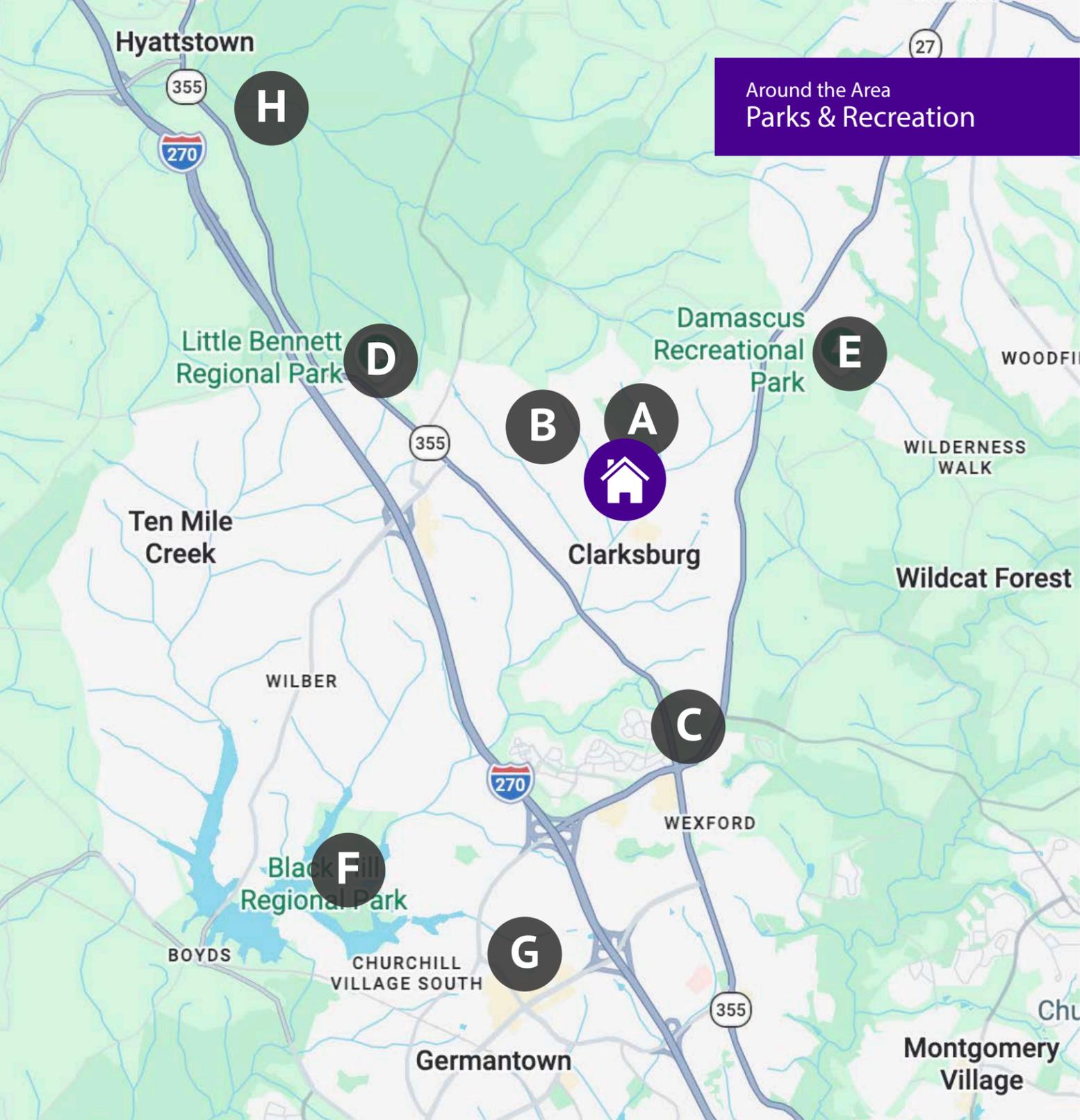
Hallie Wells Middle School
0.8 miles

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



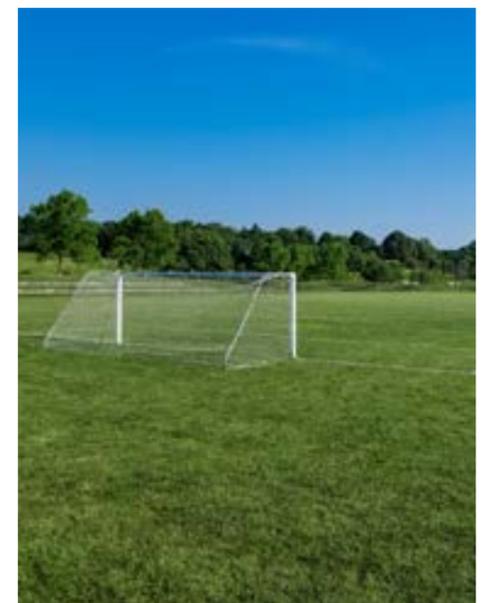
Germantown Library
1.7 miles

- 📍 19840 Century Blvd,
Germantown, MD 20874
- ☎ (240) 777-0110



Around the Area
Parks & Recreation

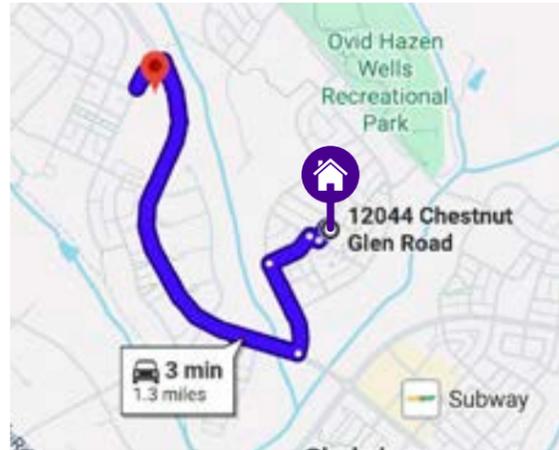
Ovid Hazen Wells Recreational Park – 0.5 miles



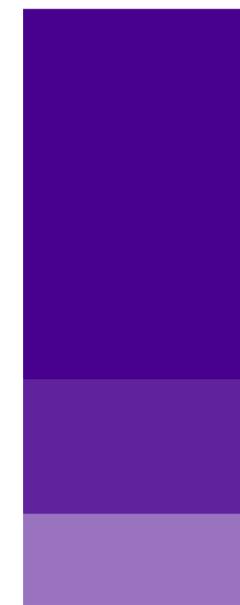
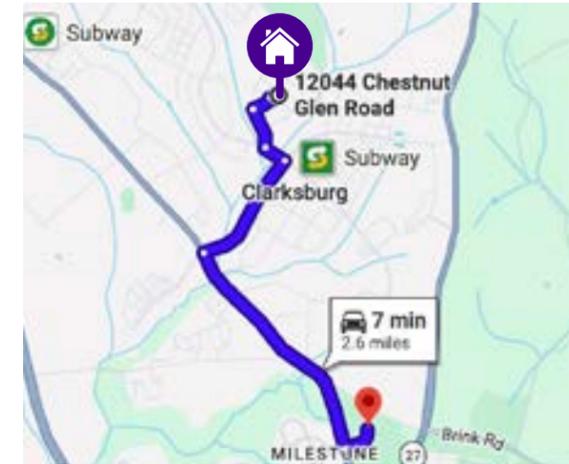
● Parks & Recreation

- A Ovid Hazen Wells Rec Park
- B Clarksburg Village Local North Park
- C Ridge Road Recreational Park
- D Little Bennett Regional Park
- E Damascus Recreational Park
- F Black Hill Regional Park
- G Black Rock Center For the Arts
- H Little Bennett Golf Course

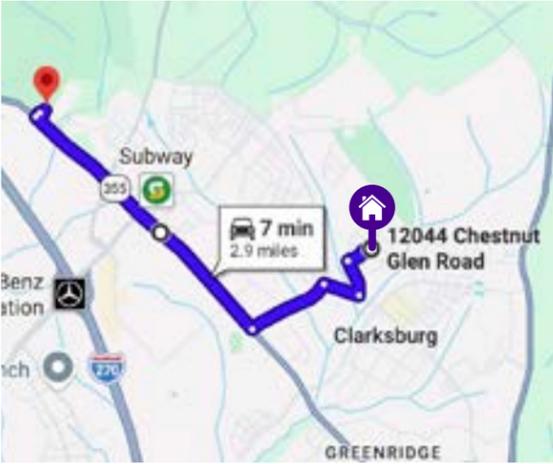
Clarksburg Village North Local Park – 1.3 miles



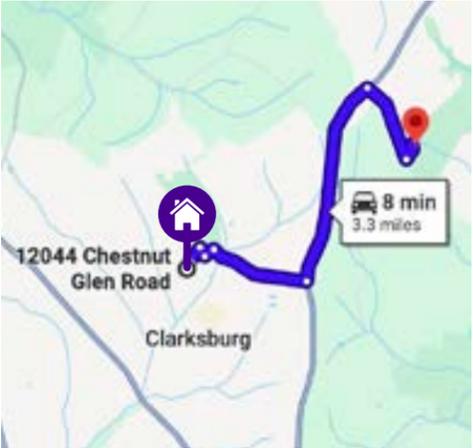
Ridge Road Recreational Park – 2.6 miles



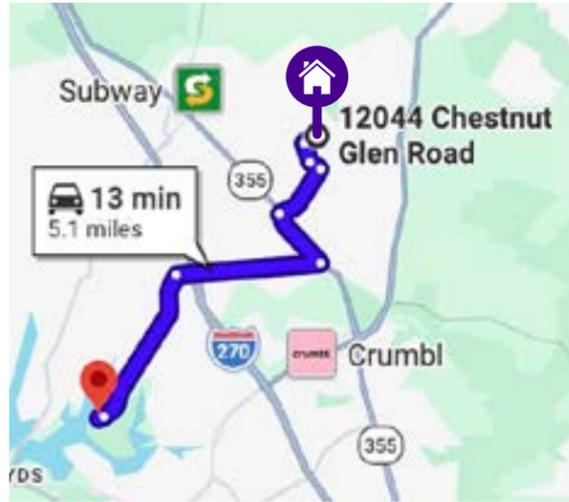
Little Bennett Regional Park – 2.9 miles



Damascus Recreational Park – 3.3 miles



Black Hill Regional Park – 5.1 miles



- Over 2,000 acre park
- 505 acre lake
- Dozens of miles of paved and natural trails
- Boating and boat rental
- Fishing

Black Hill Regional Park Trails

Length: 4.3 miles hard surface trail, 10+ miles of natural surface trails. www.MontgomeryTrails.org

Please Note: Trail Connectors are shown solely for neighborhood access. They are not part of the main park trail system, are not signed and are not maintained to park standards.

Park Features

- Contact Station
- Park Office
- Visitor Center, Fishing Pier, Boat Rentals
- Public Boat Ramp
- Park Police Complex
- Little Seneca Dam
- Maintenance Yard

The Black Hill Trail is mostly an asphalt surface, the mid-section of the trail is natural surface and is steep and rocky in sections. The rest of the trails in the park are natural surface.

Trail Improvements - Fall 2010

- Hard Surface Trail
- Natural Surface Trail
- Canoe Trail (2.4 mi.)
- Parklands & Topo
- Streams & Rivers
- Trail Changes

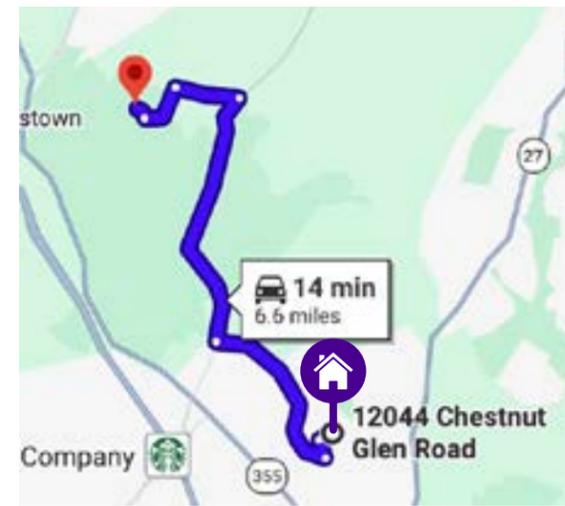
Trail Issues: SmartParks 301.670.8080
Emergency: Park Police 301.949.3010
Non-emergency: Visitor Center 301.972.3476



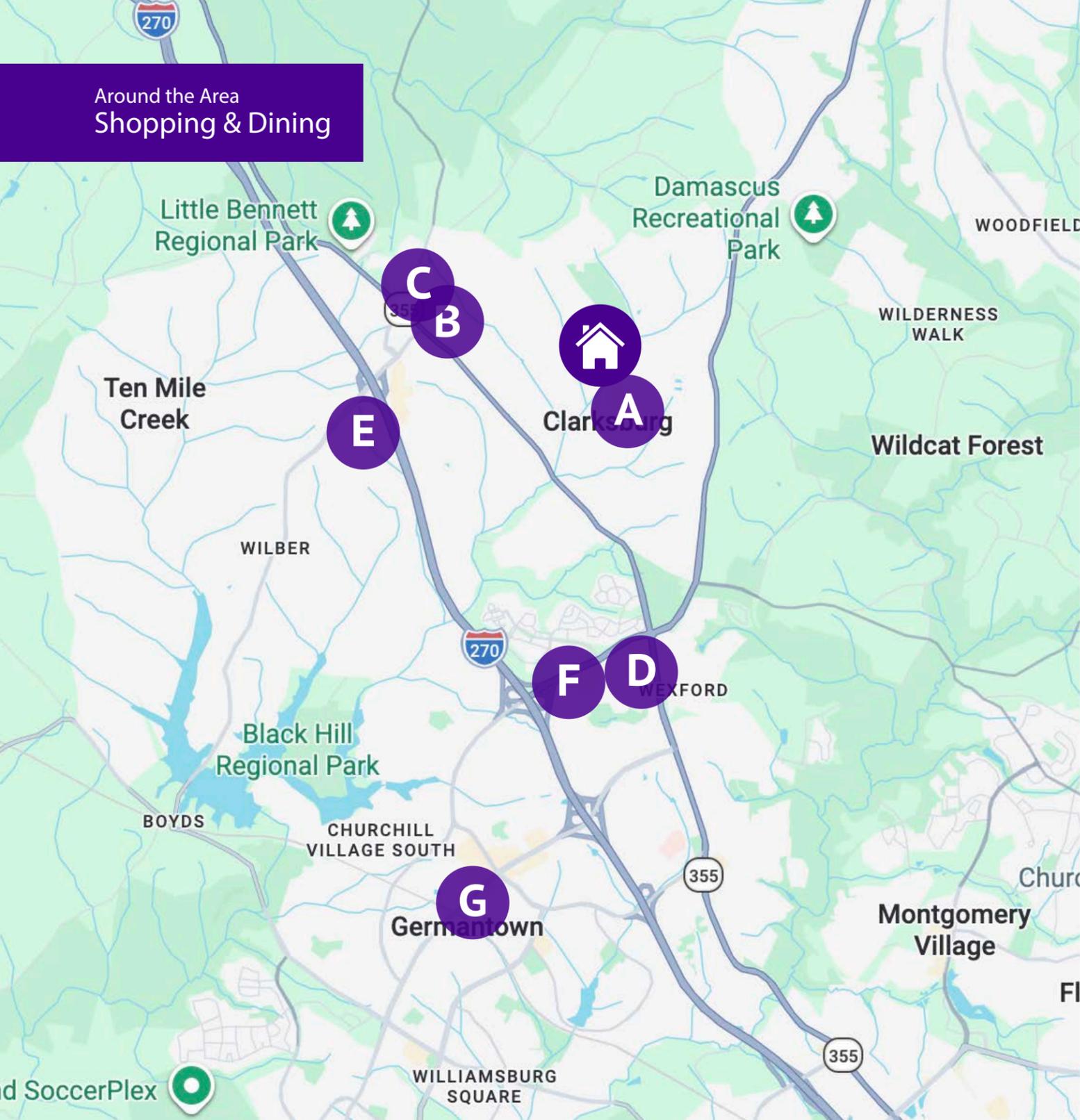
Black Rock Center for the Arts – 5.4 miles



Little Bennett Golf Course – 6.6 miles



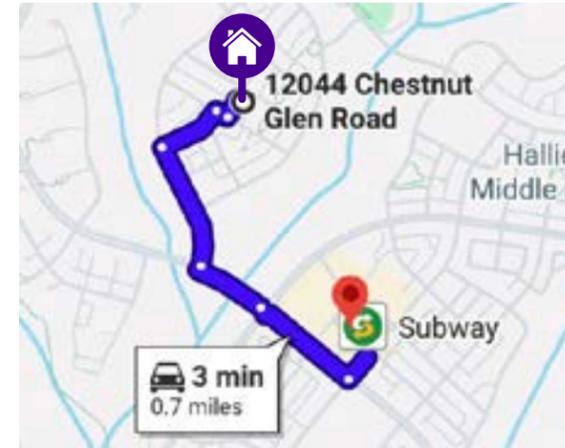
Around the Area
Shopping & Dining



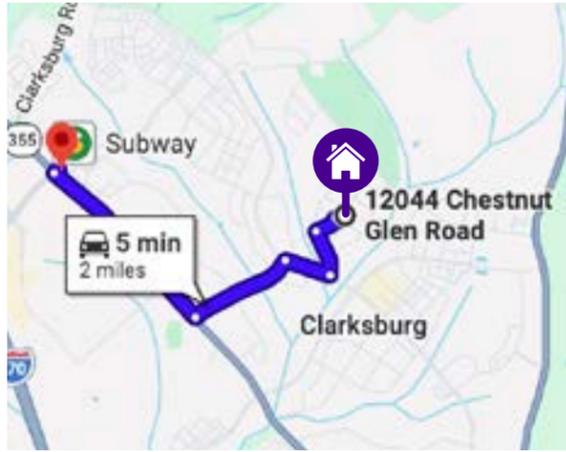
● Shopping & Dining

- A Clarksburg Village Center
- B Stringtown Road Shopping Center
- C Clarksburg Tavern
- D Milestone Shopping Center
- E Clarksburg Premium Outlets
- F Shops at Seneca Meadows
- G Safeway

Clarksburg Village Center – 0.7 miles



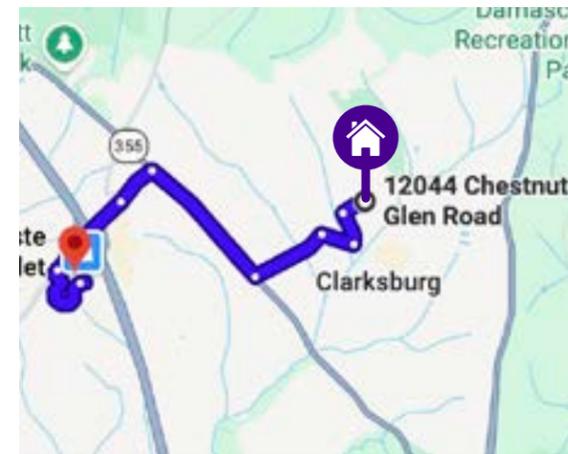
Stringtown Road Shopping Center – 2 miles



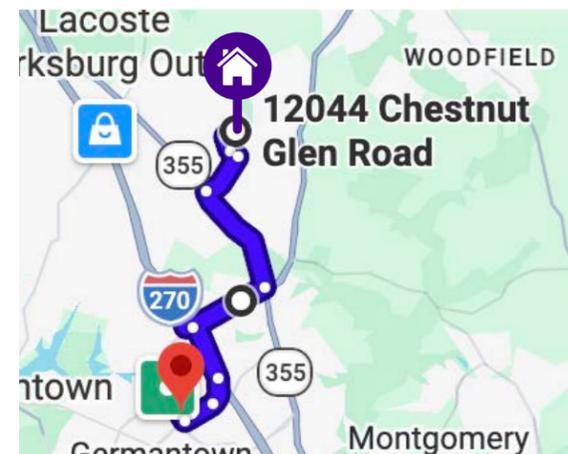
Clarksburg Tavern – 2.1 miles



Clarksburg Premium Outlets – 3.3 miles



Safeway – 5.5 miles



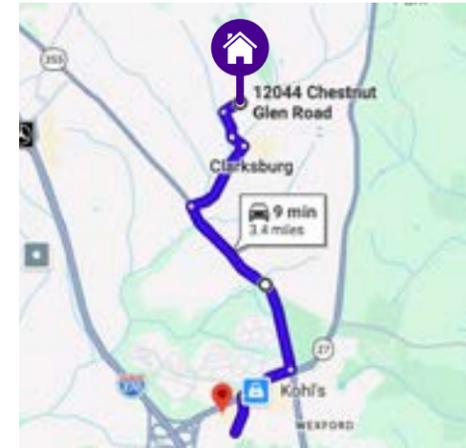
Milestone Shopping Center – 3.2 miles



Milestone Shopping Center – 3.2 miles



Shops at Seneca Meadows – 3.4 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 12044 Chestnut Glen Road.

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.

Jed Williams

Principal Broker

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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.12044ChestnutGlen.com

