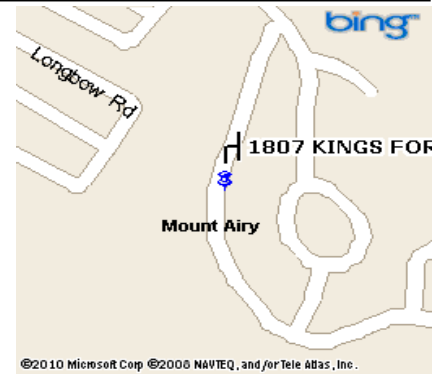


**Status:** ACTIVE  
**List Price:** \$644,900  
**Ownership:** Fee Simple - Sale  
**BR/FB/HB:** 4/3/1  
**Lot AC/SF:** 0.34/14.806.00  
**Lvls/Fpls:** 3 / 1  
**Tot Fin SF:** 5998  
**Tax Living Area:** 4,104  
**Year Built:** 2005  
**Total Tax:** \$9,089  
**Tax Yr:** 2009  
**Ground Rent:**  
**Style:** Colonial  
**Type:** Detached

**Foreclosure:** No**Legal Sub:** Woodlands At Nottingham**Adv. Sub:** Woodlands At Nottingham**Model:**

	Total	Main	Upr1	Upr2	Lwr1	Lwr2
BR:	4	0	4	0	0	0
FB:	3	0	2	0	1	0
HB:	1	1	0	0	0	0

**Auction:** No**HOA Fee:** \$180.00/ Annually**C/C Fee:** /**Condo/Coop Proj Name:**

**Schools:**  
 ES: MT AIRY  
 MS: MT AIRY  
 HS: SOUTH CARROLL

**Potential Short Sale:** No**ADC Map:** 32G2

**Master Bdrm:** 19 x 13 Upper 1  
**Master Bdrm 2:**  
**First Bdrm:**  
**Second Bdrm:** 12 x 13 Upper 1  
**Third Bdrm:** 11 x 12 Upper 1  
**Fourth Bdrm:** 13 x 14 Upper 1

**Fifth Bdrm:**  
**Living Rm:** 15 x 12 Main  
**Dining Rm:** 13 x 16 Main  
**Kitchen:** 22 x 18 Main  
**Brkfast Rm:**  
**Family Rm:** 20 x 15 Main

**Rec Rm:** 54 x 25 Lower 1  
**Den:**  
**Library:** 12 x 12 Main  
**Sitting:**  
**Othr Rm 1:** 22 x 13 Lower 1  
**Othr Rm 2:** 12 x 6 Main

**Othr Rm 3:** 19 x 11 Main  
**Foyer :** Main  
**Garage:**  
**Carport:**  
**Unfinished:** 11 x 7 Lower 1

**Exterior:** Bump-outs, Play Area, Porch-front, Underground Utilitie**Exterior Const:** Frame, Vinyl Siding**Other Structures:** Above Grade,Below Grade,Shed**Lot Desc:****Basement:** Yes, Connecting Stairway, Daylight, Partial, Full, Fully Finished, Heated, Improved, Outside Entrance, Rear Entrance, Wa**Parking:** Garage**Heating System:** Central, Forced Air, Humidifier, Zoned**Water:** Public**Cooling System:** Ceiling Fan(s), Central A/C, Zoned**Sewer/Septic:** Public Sewer**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Dryer-front loading, Exhaust Fan, Humidifier, Icemaker, Microwave, Oven-Double, Oven-SCC, Oven-Wall, Refrigerator, Washer**Amenities:** Attach Mstr Bath, Attic-Strs Pull Dwn, Auto Gar Dr Opn, Bath Ceramic Tile, Chair Railing, Corian Counters, Crown Molding, Double Vanities, Double/Dual Staircase, Drapery Rods, Drapes/Curtains, Dual Entry Bathroom, FP gas insert, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, Shades/Blinds, Sump Pump, Tub-2 + person, W/W Carpeting, Walk-in Closet(s), Washer/Dryer Hookup, Wet Bar/Bar, Wood Floors**HOA/C/C Fee Includes:** CAM, Tennis Courts, Tot Lot(s)/Plygrd**HOA/C/C Amenities:** Basketball Courts, Common Grounds, Pool Mem Avail, Tennis Courts, Tot Lots/Plygrd**Remarks:** Captivating Home!!! One of the largest in Nottingham w/ many bump-outs & over 6000 sq.ft. finished. Wide-open floor plan w/ lots of light. Enormous kitchen w/ island/bar and generous cabinets. Sunroom. Wonderful master suite. Huge rec room w/ wet bar, dance floor, theatre area & space for games. Lower lvl office w/ priv bath = inlaw suite?. Tastefully decorated. Dual staircases. Swing set & shed.**Directions:** FRt. 27 to west on Watersville Rd. Right on Locksley Ln. Right on Kings Forest Trail. 1/4 mile on left.**Listing Co:** Illiano Real Estate LLC, ILLA1**List Date:** 16-Jun-2010**DOM-MLS/Prop:** 1/1**Courtesy of: John Robinson**

Home: (301) 514-5705 Office: (301) 829-2590  
 Cell: (301) 514-5705 Email: johnrobinson@mr.is.com  
 Company: Illiano Real Estate LLC  
 Office: (301) 829-2590 Fax: (301) 829-3317

