



## 14308 Gate Dancer Lane • Boyds, Maryland 20841



Dramatic spaces accented by an open floor plan, this Richmond American built home has been thoughtfully updated with quality materials and today's lifestyle in mind. The chef's kitchen features Wolf and Sub-Zero appliances, soft-close cherry cabinetry, large center island with breakfast bar, and pantry. Off the kitchen is the 2-story family room with stone fireplace (gas insert), floor to ceiling windows, and built-in breakfast or serving bar. There is a first main level den/office, separate living and dining rooms, and a 2-car garage with direct access into the kitchen. Upstairs offers four bedrooms and three updated baths, including an owner's suite with walk-in closet and luxurious bath. The lower level is finished with a large, open space area, full bath, storage room (previously a wine cellar), and a laundry/utility room.

The exterior of the home is just as impressive as the inside. The soft cream brick color transitions with the two bay windows and multiple roof lines exude curb appeal. Extensive hardscaping features stacked stone retaining walls brick paver walks, patio, a large, rear deck with retractable awning, and fabulous gas fire pit. The mature landscaping was professionally designed and features numerous specimen trees and bushes. So welcome, enjoy your visit, and see why this is an excellent opportunity in today's robust real estate market.



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### MAIN LEVEL

- Center-Hall Entrance Foyer with sidelight windows, double-door coat closet, wood floor, and light fixture.
- Living Room with crown molding, wood floor, and bay window.
- Dining Room with crown and chair rail molding, wainscoting, chandelier, wood floor, and box/bay window.
- Kitchen renovated in 2016 with granite countertops, tile backsplash, soft-close cherry wood cabinetry with under-cabinet lighting, pantry with Elfa shelving, stainless steel appliances (Wolf, Sub-Zero & KitchenAid), island with built-in microwave and breakfast bar, farm-style ceramic sink, recessed lighting, two windows, ceramic tile floor, and exit to deck.
- Den/Office with built-in cabinetry, recessed lighting, carpet, and two windows.
- Family Room is open to kitchen and offers dramatic, 2-story ceiling, floor to ceiling windows, impressive stone fireplace with gas insert, recessed lighting, and built-in cabinetry with granite counter top for serving and seating.
- Powder Room updated with decorative vanity, corner cabinet, mirror, fan, and light fixture.
- Two-Car Garage with door opener and shelving.
- Deck & Patio off kitchen. Large deck has retractable awning and patio has stone gas firepit and retaining wall.

### UPPER LEVEL

- Owner's Suite with vaulted ceiling, wood floor, ceiling fan, walk-in closet with Elfa shelving, and three windows.
- Owner's Suite Bath updated with stand-alone soaking tub, glassed in shower with bench, tiled floor and walls, oversized vanity with granite countertop and two sinks, two mirrors, light fixtures, fan, and two windows.
- Bedroom #2 with carpet, light fixture, walk-in closet with Elfa shelving, and two windows.
- Bedroom #3 with carpet, track lighting, closet with Elfa shelving, and two windows.
- Hall Bath with tub, mirror, light fixture, fan, and tile floor.
- Bedroom #4 with carpet, walk-in closet with Elfa shelving, two windows, Mitsubishi heat/ac wall unit, private bathroom with glass door shower and bench, granite top vanity, two lights, fan, and mirror.

### LOWER LEVEL

- Recreation Room with a huge open space, carpet, lighting, and three windows.
- Full Bath with vanity, mirror, light fixture, tile floor, and fan.

- Laundry/Storage Room with LG front-load large capacity washer and dryer, sump pump, and light fixture.
- Storage Room with tile floor (was previously a wine cellar). There is additional storage underneath the staircase.

### SPECIAL AMENITIES AND UPDATES

- Quality construction by Richmond American includes detailed moldings, hardwood flooring, asphalt shingle roof and gutters replaced (2016), and brick and siding exterior.
- Trane gas furnace and air conditioning unit (2009), humidifier, Bradford White 75-gallon gas hot water heater (2014), and circuit breaker electric box.
- Brick paver front walk, asphalt driveway (2012), main level two-car garage with storage shelving, stacked stone retaining walls, large deck with retractable awning (2013), patio with gas stone fire pit, and professionally landscaped yard.
- Desirable school district, membership to community pool, and easy access to Hoyles Mill recreation area, South Germantown recreational park (Soccer Plex), shopping, dining, and major transportation routes.
- Additional updates include all bathrooms (2015 and 2017), kitchen (2016), gas fireplace insert (2017), plantation shutters (2021), exterior shutters (2015), and exterior retaining walls.

**Price:** \$875,000

**Age:** 22 years (Built in 2000)

**Lot Size:** 9,172 square feet

**HOA:** \$71/month includes trash pick-up, common area maintenance, and access to Woodcliff Park community pool.

**Estimated Taxes:** \$7,134.00

**Schools:** Spark Matsunaga ES, Kingsview MS, Northwest HS

Please Note: All information is deemed reliable but not guaranteed. If school districts are critical, please verify independently. MCPS phone number is 240-740-3000.

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