

***12139 Frederick Road  
Ellicott City, MD 21042***

On an expansive 3.11-acre lot, this renovated farmhouse has a quintessential front porch to relax on and enjoy. Inside the home has a large living room with pellet stove, dining room area, upgraded kitchen, main level office/bedroom and bath, primary bedroom with walk-in closet and private bath with claw-foot tub and separate shower, an additional 2<sup>nd</sup> floor bedroom and bath, finished attic, and lower level with full bath, family room and walk-out exit. The property offers additional opportunities with its numerous outbuildings, including a 30' by 40' heated building with ½ bath, detached garage, and an old horse barn. The location is excellent, with all three public schools within a five-minute drive. The pleasant views and rolling hills lend itself to a peaceful lifestyle and exceptional opportunity to create a "forever" home.

**MAIN LEVEL**

- **Large Front Porch** has ceiling fans with lights
- **Living Room** with recessed lights, pellet stove and large windows
- **Dining Room** with recessed lights and window
- **Kitchen** with breakfast bar, stove with double oven, dishwasher, 3-door refrigerator with ice/water on door, microwave oven, double sink, granite countertops, wood cabinetry, water filter, pantry, and recessed lights
- **Bedroom #4/Office** with closet, recessed lights, and window
- **Full Bath** with claw-foot tub, vanity, mirror, light fixture, closet, tile floor, and window

**UPPER LEVELS**

- **Primary Bedroom Suite** with walk-in closet, recessed lights, and two windows
- **Primary Suite Bath** with claw-foot tub, separate shower, oversized vanity, tile floor, recessed lights, mirrored medicine cabinet, and bay window
- **Bedroom #2** with large closet, recessed lights, and window
- **En-Suite Bath** with tub/shower, vanity, mirror, light fixture, and tile floor
- **Washer & Dryer** in hall closet and additional hall linen closet
- **Finished Attic** (could be Bedroom #4) with carpet, eaves storage, and three windows

**LOWER LEVEL**

- **Recreation/Family Rom** with carpet, recessed lights, area for kitchen/bar, and outside exit
- **Full Bath** with shower, vanity, recessed lights, mirror, and light fixture
- **Utility Rooms** with window

**SPECIAL FEATURES**

- Large 30' x 40' structure with electricity, high ceiling, half bath and pellet stove
- Detached garage with electricity, old horse barn, shed, and non-working electric fence
- Wood floors, double-pane windows, pellet stoves, and asphalt shingle roof (2019)
- Dual-zoned heat pumps (1<sup>st</sup> floor & basement-2023 // 2<sup>nd</sup> & 3<sup>rd</sup> floors-2020), 80-gallon electric hot water heater (2017), circuit breaker electrical box, and well // septic
- **House and property sold in "AS-IS" condition (verify working order, if critical)**

**Price: \$750,000   Taxes: \$7,214.59/year   Lot Size: 3.11 acres   Year Built: 1924**  
**Schools: West Friendship ES, Mount View MS, Marriotts Ridge HS**

***SCOTT MATEJIK***

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