

20408 Shore Harbour Drive 5B
Germantown, MD 20874

"South Shore Harbour"

Enjoy lake view sunsets in this stunning 2BR/2BA condo nestled on the edge of 2000-acre Black Hill Regional Park in the South Shore Harbour community. Your steps away from kayaking, fishing and over 16 miles of hiking/biking trails, have access to two community pools and are only a mile away from 270! This unit has large closets and is newly painted with updated flooring throughout. The open concept floor plan features a living room with gas fireplace, generous dining area, and a large kitchen with loads of counter space. The bedrooms are on each side of the unit and the owner's suite has a private bath & large walk-in closet. The unit also has its own laundry room with full-sized washer/dryer. Maybe the best feature of all is the patio that overlooks the lake and walking path. It is move in ready and has a convenient assigned parking space (#32). This pet friendly community has recently been updated with new siding and balconies throughout and is wrapping up extensive improvements to the community's common areas. This is an excellent value and opportunity to own on the lake!

MAIN LEVEL

- **Entrance Foyer** with crown molding, light fixture and coat closet
- **Living Room** with crown molding, gas fireplace, ceiling fan, recessed lights, large picture window, and sliding glass door to patio
- **Dining Room** with crown molding, chandelier, and mirrored wall
- **Table-Space Kitchen** with gas stove, dishwasher, refrigerator, microwave, ample cabinetry and counter space, tiled backsplash, recessed lights and table space area
- **Primary Bedroom** with ceiling fan, large walk-in closet, and sliding glass door to patio
- **Primary Bath** with bead board paneling, tub/shower, oversized vanity and mirror, Kohler toilet, medicine cabinet, tile floor, and light fixture
- **Bedroom #2** with double-door closet, ceiling fan, and two windows
- **Hall Bath** with shower, oversized vanity and mirror, Kohler toilet, medicine cabinet, fan, and light fixture
- **Laundry Room** with full-size washer and dryer, shelf, cabinets, 40-gallon gas hot water heater, electric heat pump
- **Patio** with IPE decking (Brazilian hardwood), storage closet, power outlet, light fixture, and direct view of the lake

SPECIAL FEATURES

- **New luxury vinyl flooring**
- **Crown molding**
- **Gas fireplace**
- **Gas hot water heater, electric heating and central air conditioning, and circuit breaker electrical box**
- **Condo/HOA Fee** is \$547.40 per month (total for both-only one payment) which allows you to use the 2 outdoor pools of Waters Landing HOA, water and sewer, parking space, common area maintenance, master insurance, reserve funds, and professional management.

Price: \$278,000 Taxes: \$3,772.99/year Reserved Parking Space: #32 Year Built: 1992

Schools: Lake Seneca ES, Dr. Martin Luther King, Jr. MS, Seneca Valley HS

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FLOOR PLAN

