



The listing broker does not guarantee the information describing this property. Interested parties are advised to verify this information through personal inspection or with appropriate professionals.

Office: 240-497-1700

Reasonably price at \$799,000.
 Purchaser disclosures available at www.DarnestownHouses.com

Estimated property tax and non tax charges
 for first full fiscal year of ownership-\$8,883.32

Schools presently are Jones Lane Elementary, Ridgeview Middle and Quince Orchard High School. School boundaries should be verified through Montgomery County Public schools at 301-309-6277.

LOT SIZE: 24,800 s.f. ~ .57 acre

\$120 a year (approximate)

Quail Run yearly Home Owner's Association dues

- Landscaped automatic sprinkler system.
- All bedrooms have smoke detectors (total of 7 in home)
- Gated DECK with built-in bench
- Putting Practice Green
- Storage Shed
- Children's Play Set conveys "as is." (covered slide area, 3 swings, sandbox area)
- Flagstone/Brick Edge Walk Way and covered porch entrance.
- Invisible Fence wiring for pet (just get a collar for approximately \$300)
- Warm Gas Heating, gas 75 gallon hot water heater, electric air conditioner
- Move in condition with new paint, carpet, wood floors newly refinished plus new beautiful cherry cabinetry kitchen
- Electrical sub panel for generator installation, generator not included.

SPECIAL FEATURES



www.DarnestownHouses.com

301-351-2621 - Gordon
 301-351-3608 - Pamela

*Gordon & Pamela King
 Associate Brokers*

**Living in & Selling Darnestown
 For 20+ Years
 When the Serenity & Beauty of
 Acreage Property
 Calls to You-Call The Kings!**



*Gordon & Pamela King
 Present*



12805 Talley Lane, Darnestown, MD



Welcome to this move in condition brick front colonial located in Quail Run popular for its large lots with sidewalks for evening walks with the dog and for children to ride their bikes. Walking distance to Jones Lane Elementary School and minutes away from shopping and restaurants.

Newly painted interior walls on all three levels including the garage selected by a professional designer to make every room flow together and be bright and inviting. A two story foyer with palladian window with custom decorative design below greets your guests. Newly refinished hardwood floors through out the main 9' ceiling level. Ceramic tile in powder and laundry room.

Dining room and formal **living room** offer wide crown ceiling moldings, and wide chair rail. Dining room has shadow boxing below the chair rail.

Double French doors take you to the **study** located off the **foyer**. Convenient pedestal sink powder room with white ceramic tile is off the hallway.

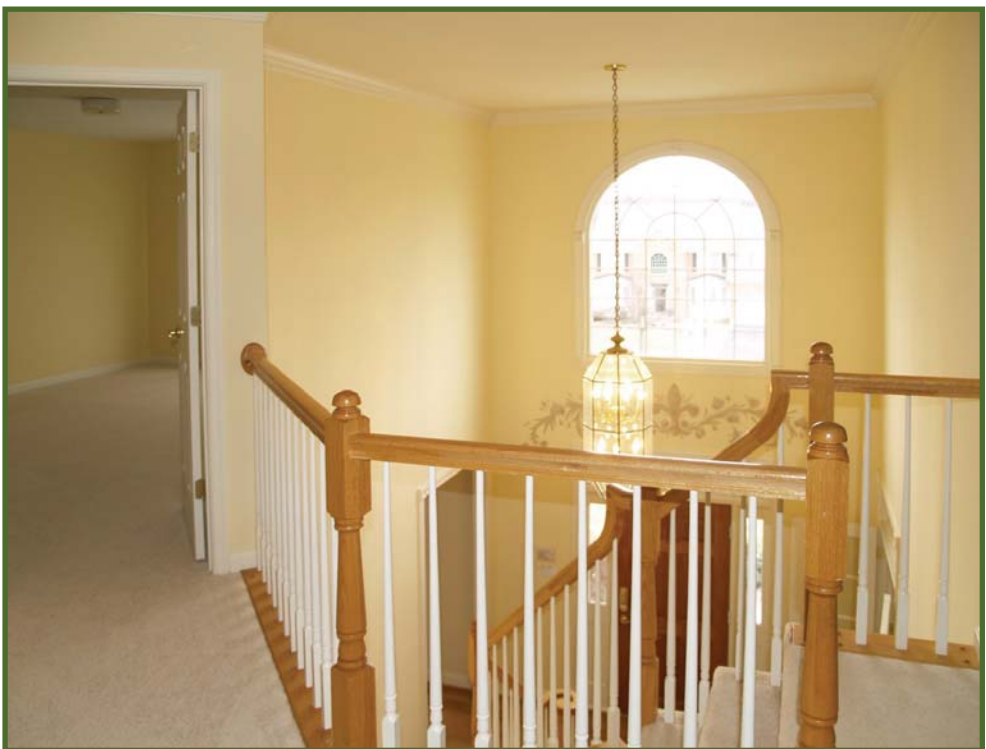
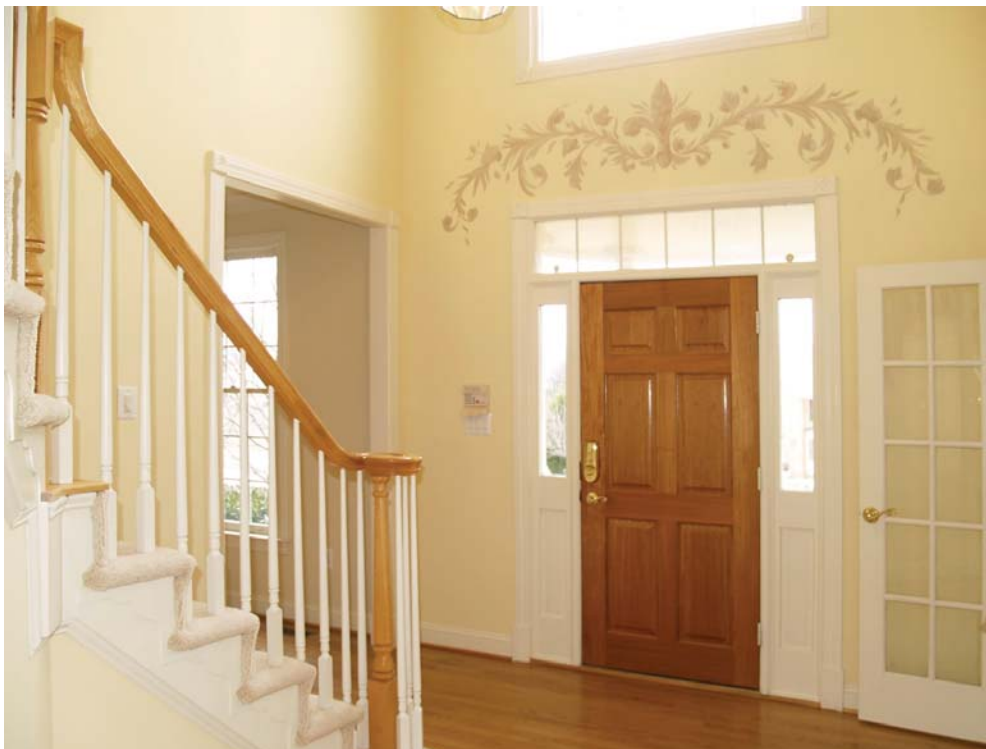


Beautiful **NEW 2008 kitchen** features Maderia gold granite countertops on medium 42" cherry cabinetry that has all the up to date features like double bin pull out recycle trash bins, silver ware compartment drawer, matching wood counter depth refrigerator cabinet for the **NEW Kenmore** stainless steel French style pull out freezer drawer model with ice bin. Large center island/bar with Viking stainless steel/glass ceramic top gas burner cooktop ALL **NEW** appliances also include Kenmore stainless steel ultra HE dishwasher, stainless steel KitchenAid double oven with blue enamel interiors (top convection and both self cleaning). Kenmore stainless steel counter top microwave with warm up pizza drawer. Deep stainless steel sink with Kohler pull out sprayer faucet and liquid soap dispenser.

Breakfast bay window area open to **kitchen** and **family room** with 9 recessed lights plus 2 painting spot lights. **Family room** is highlighted by a brick wood burning fireplace with mantel and glass doors. Note custom rods and blinds convey. Maytag washer and dryer convey as is (working when owner moved) white ceramic tile flooring.









BEDROOM LEVEL

NEW CARPET through out bedroom level and hallway plus stair case. All bedrooms have shades or blinds, **Master suite** features a tent ceiling plus reading alcove and huge walk in room size closet. Lighted ceiling fan too. Modern ceramic tile bath with oversized jacuzzi with 4 windows, double vanity bowls with dressing area, separate shower with seat, recessed lighting.

Ceramic tile **HALL BATH #2** with double vanity bowls connects to bedroom. **BATH #3** has 2 entrances, one connecting to bedroom.

Recreation Room level with NEW CARPET throughout. Recreation room has room for a billiard table and includes an oak wet bar area, 12 recessed lights. **Exercise/guest room** has a wall of mirrored closet doors and a wall mounted flat screen Toshiba TV, basement window, recessed lighting. **Steam Shower** ceramic bath #4 with seat. Large storage room with rough-in for bath #5. Large storage closet under stairs.

