

# Client Full

9710 Woodfield Ct, New Market, MD 21774

Coming Soon

Residential

\$850,000



Recent Change: **07/15/2024 : Coming Soon : ->C/S** **Expected On Market Date: 07/19/24**  
**Upcoming OH: Public: Sun Jul 21, 12:00PM-4:00PM** **Method: In-Person Only**

MLS #:	MDFR2051406	Beds:	5
Tax ID #:	1127518842	Baths:	4 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	3,380 / Assessor
Association:	HOA	Price / Sq Ft:	251.48
Structure Type:	Detached	Year Built:	2006
Levels/Stories:	3	Property Condition:	Excellent
Waterfront:	No	Style:	Colonial
Views:	Lake, Trees/Woods	Central Air:	Yes
Garage:	Yes	Basement:	Yes

## Location

County:	Frederick, MD	School District:	Frederick County Public Schools
In City Limits:	No	High School:	Oakdale
Subdiv / Neigh:	WOODRIDGE AT LAKE LINGANORE	Middle/Junior School:	Oakdale
		Elementary School:	Deer Crossing
		Election District:	27

## Waterfront / Water Access

Water Body Type: Lake

## Association / Community Info

HOA:	Yes	HOA Fee:	\$187 / Monthly
Association Fee Incl.:	Pool(s), Snow Removal, Trash		
Amenities:	Basketball Courts, Beach, Boat Ramp, Community Center, Jog/Walk Path, Lake, Meeting Room, Picnic Area, Pier/Dock, Pool - Outdoor, Soccer Field, Tennis Courts, Tot Lots/Playground, Water/Lake Privileges		

## Taxes and Assessment

Tax Annual Amt / Year:	\$7,718 / 2024	Tax Assessed Value:	\$688,100 / 2024
County Tax:	\$7,718 / Annually	Imprv. Assessed Value:	\$588,100
Clean Green Assess:	No	Land Assessed Value:	\$100,000
Loss Mitigation Fee:	No	Historic:	No
Zoning:	R	Land Use Code:	R
		Section:	2
		Block/Lot:	171

## Rooms

				Bed	Bath
Primary Bedroom:	Upper 1	21 x 18	Main		1 Half
Primary Bathroom:	Upper 1		Upper 1	4	3 Full
Bedroom 2:	Upper 1	12 x 12	Lower 1	1	1 Full
Full Bath:	Upper 1				
Bedroom 3:	Upper 1	13 x 11			
Bedroom 4:	Upper 1	14 x 12			
Full Bath:	Upper 1				
Living Room:	Main	16 x 16			
Dining Room:	Main	14 x 14			
Office:	Main	12 x 12			
Kitchen:	Main	16 x 14			
Family Room:	Main	18 x 18			
Breakfast Room:	Main	11 x 11			
Half Bath:	Main				
Laundry:	Main				

Recreation Room: Lower 1 41 x 23  
Exercise Room: Lower 1 22 x 20  
Bedroom 5: Lower 1 13 x 13  
Full Bath: Lower 1  
Storage Room: Lower 1 15 x 8

### Building Info

Yr Major Reno/Remodel:	2024	Main Entrance Orientation:	Northwest
Above Grade Fin SQFT:	3,380 / Assessor	Construction Materials:	Brick Front
Below Grade Fin SQFT:	1,702 / Assessor	Below Grade Unfin SQFT:	6 / Assessor
Total Below Grade SQFT:	1,708 / Assessor	Roof:	Architectural Shingle
Total Fin SQFT:	5,082 / Assessor		
Tax Total Fin SQFT:	5,082		
Total SQFT:	5,088 / Assessor		
Foundation Details:	Slab		
Basement Type:	Full, Fully Finished, Walkout Level		

### Lot

Lot Acres / SQFT: 0.22a / 9492sf / Assessor  
Views: Lake, Trees/Woods

### Ground Rent

Ground Rent Exists: No

### Parking

Attached Garage - # of Spaces: 2 Features: Attached Garage, Driveway, Garage - Front Entry  
**Total Parking Spaces** **2**

### Interior Features

Interior Features: Attic, Bar, Breakfast Area, Carpet, Ceiling Fan(s), Chair Railings, Crown Moldings, Dining Area, Family Room Off Kitchen, Floor Plan - Open, Formal/Separate Dining Room, Kitchen - Island, Pantry, Primary Bath(s), Recessed Lighting, Soaking Tub, Upgraded Countertops, Walk-in Closet(s), Window Treatments, Wood Floors; Fireplace(s): 1, Gas/Propane; Accessibility Features: None

### Exterior Features

Exterior Features: Deck(s), Patio(s); Pool: Yes - Community

### Utilities

Utilities: Central A/C, Zoned; Cooling Fuel: Electric; Heating: 90% Forced Air, Zoned; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

### Remarks

Public: OPEN HOUSE - Sunday, July 21 from Noon till 4pm

Spacious, bright, and private with seasonal water views of Lake Marian and year round tranquility this home is a truly rare find.

Over 5,000 sqft plus an expansive two story deck means this home has room for grand scale entertaining, yet tucked within its wooded enclave there is an undeniably intimate air here.

Oak hardwood floors on the main level; cherry cabinets, new stainless steel appliances, and granite counters in the kitchen; soaring ceilings with towering windows; two zone HVAC; a spiral staircase connecting the two massive composite decks; and an owner's suite bathroom that is pure tranquility encased in sumptuous white marble... this home goes far beyond the typical Realtor buzzwords.

The Lake Linganore HOA offers a host of amenities including a pool; tennis, basketball, and pickleball courts; numerous playgrounds; miles of trails; several "little free libraries"; beautiful waterfalls at the two dams; and it's namesake Lake Linganore with its boardwalk, beaches, and boating

Convenient to downtown Frederick, and once the connecting road is complete in a few months, ready access to I-70 and 144.

### Directions

Road closed at the dams just south of the property. When it opens in a few months it'll be MUCH faster to access 144 and 70 and the Lake Linganore amenities. Till then, GPS should bring you in from the north down from Ga House Pike.

### Listing Details

Vacation Rental:	No	DOM:	0
Sale Type:	Standard	Expected On Market Date:	07/19/24
Listing Term Begins:	07/12/2024	Lease Considered:	No
Possession:	Settlement	Home Warranty:	No
Acceptable Financing:	Cash, Conventional, FHA, VA		
Federal Flood Zone:	No		
Disclosures:	Prop Disclosure		

### Compensation

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://BrightMLS.com/offer-comp).

Buyer Agency Comp:	2% Of Gross	Sub Agency Comp:	\$0
		Dual/Var Comm:	Yes

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