



13401 Fountain Club Drive #203 Germantown, MD 20874

Jed Williams | 240.506.0179 | [Jed@HaganRealty.com](mailto:Jed@HaganRealty.com)



HAGAN REALTY



## Property Details



Bedrooms  
**2 Bedrooms**



Full Bathrooms  
**2 Full Bathrooms**



Home Size  
**1,183 SQFT**



Levels  
**1 Level**



Year Built  
**1997**



HOA  
**Fountain Hills**



Condo Fee  
**\$415/month**



HOA Fee  
**\$73/month**



Taxes  
**\$2,752/year**



Hot Water  
**Natural Gas**



HVAC  
**Central A/C  
& Gas Furnace**



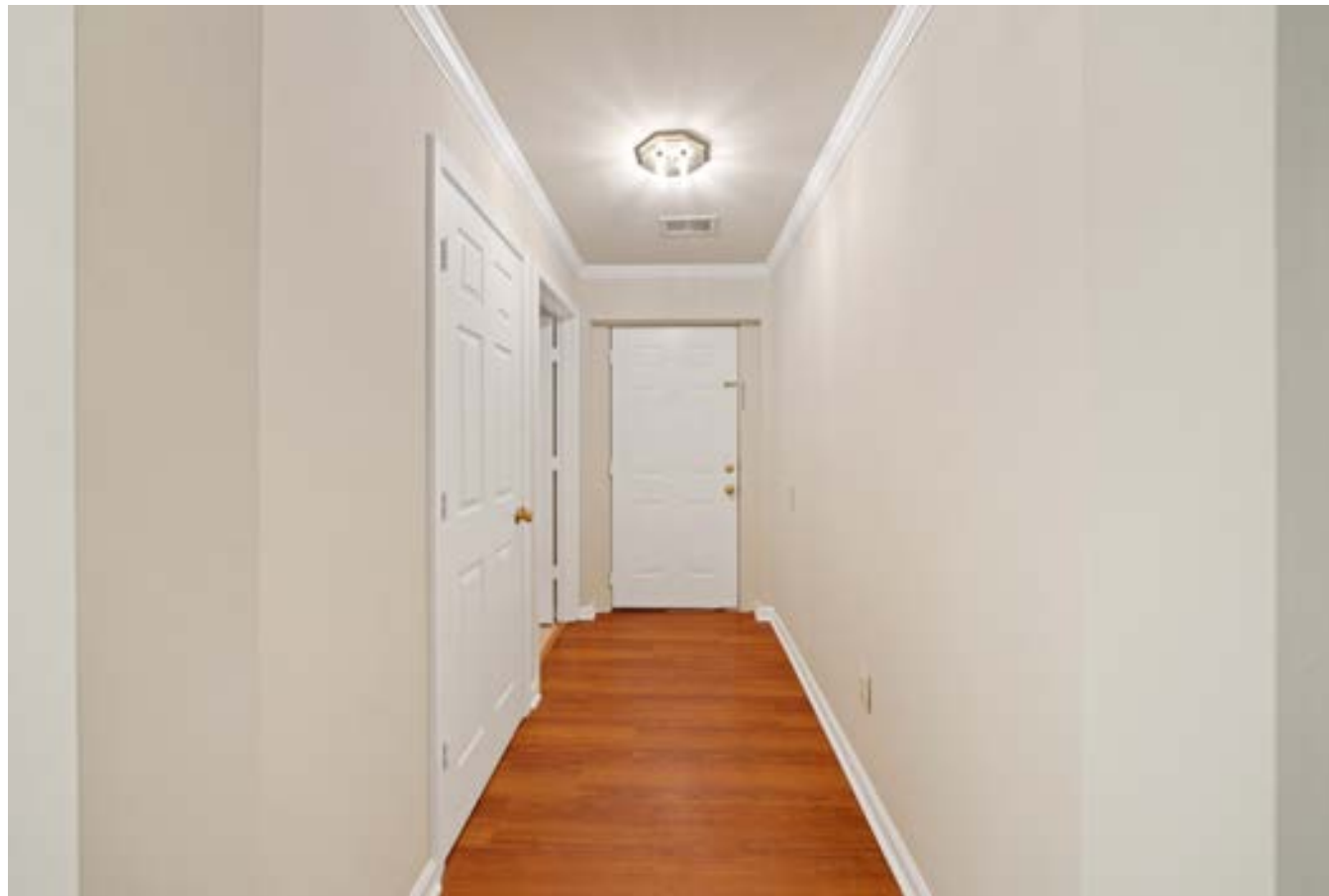
Schools  
**Germantown ES  
Roberto W. Clemente MS  
Northwest HS**



# Main Level



## Entry & Foyer



## Living Room



## Kitchen



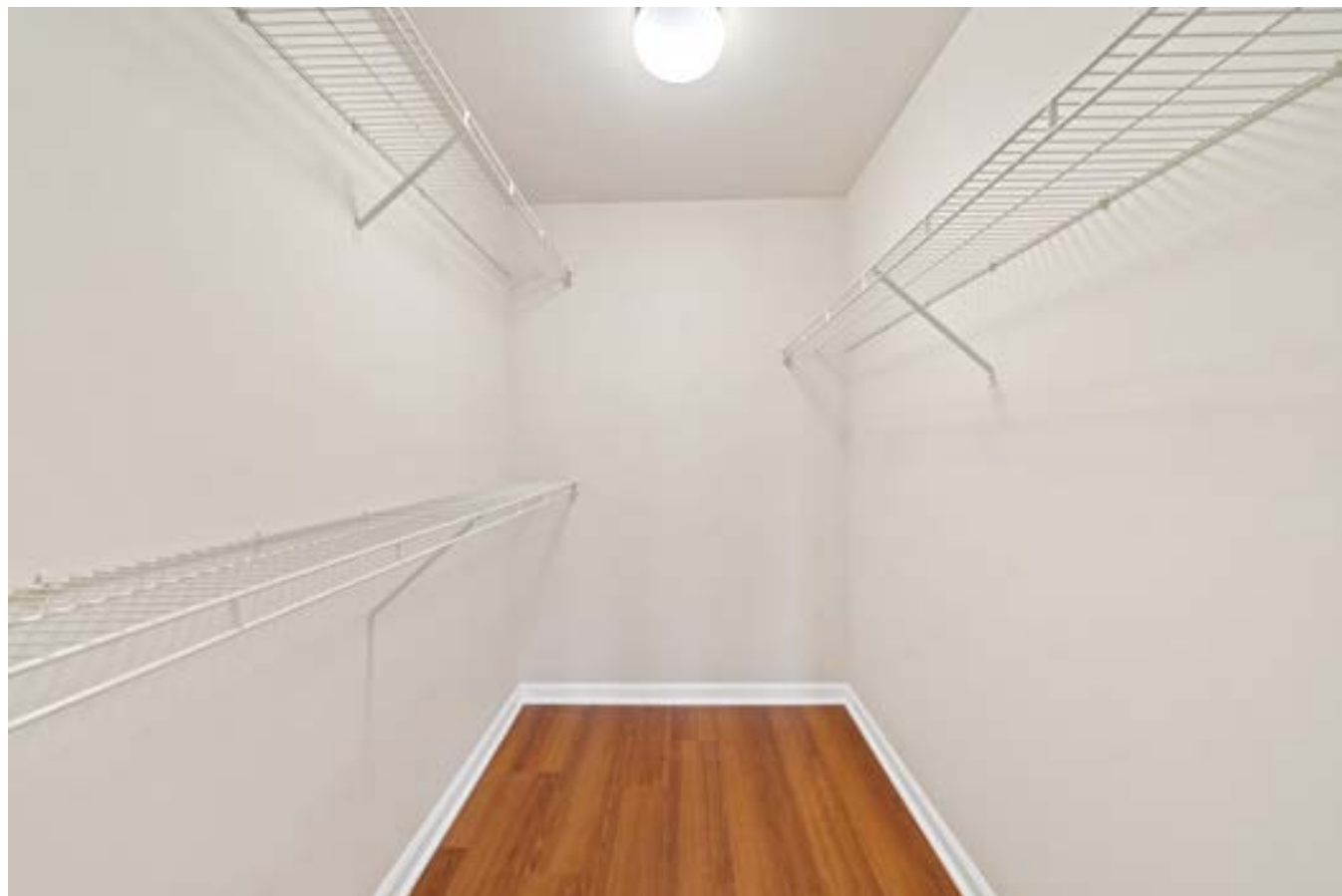
## Dining Room



## Primary Suite



## Second Bedroom



Full Bathroom



Balcony



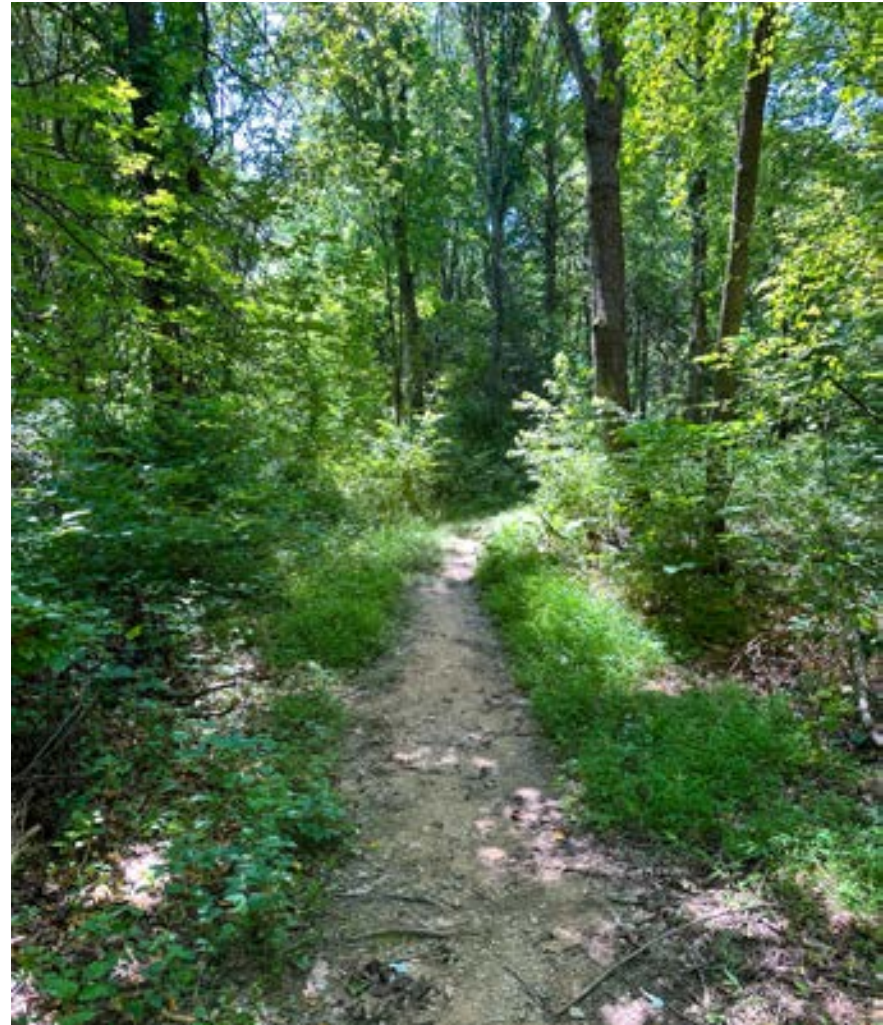
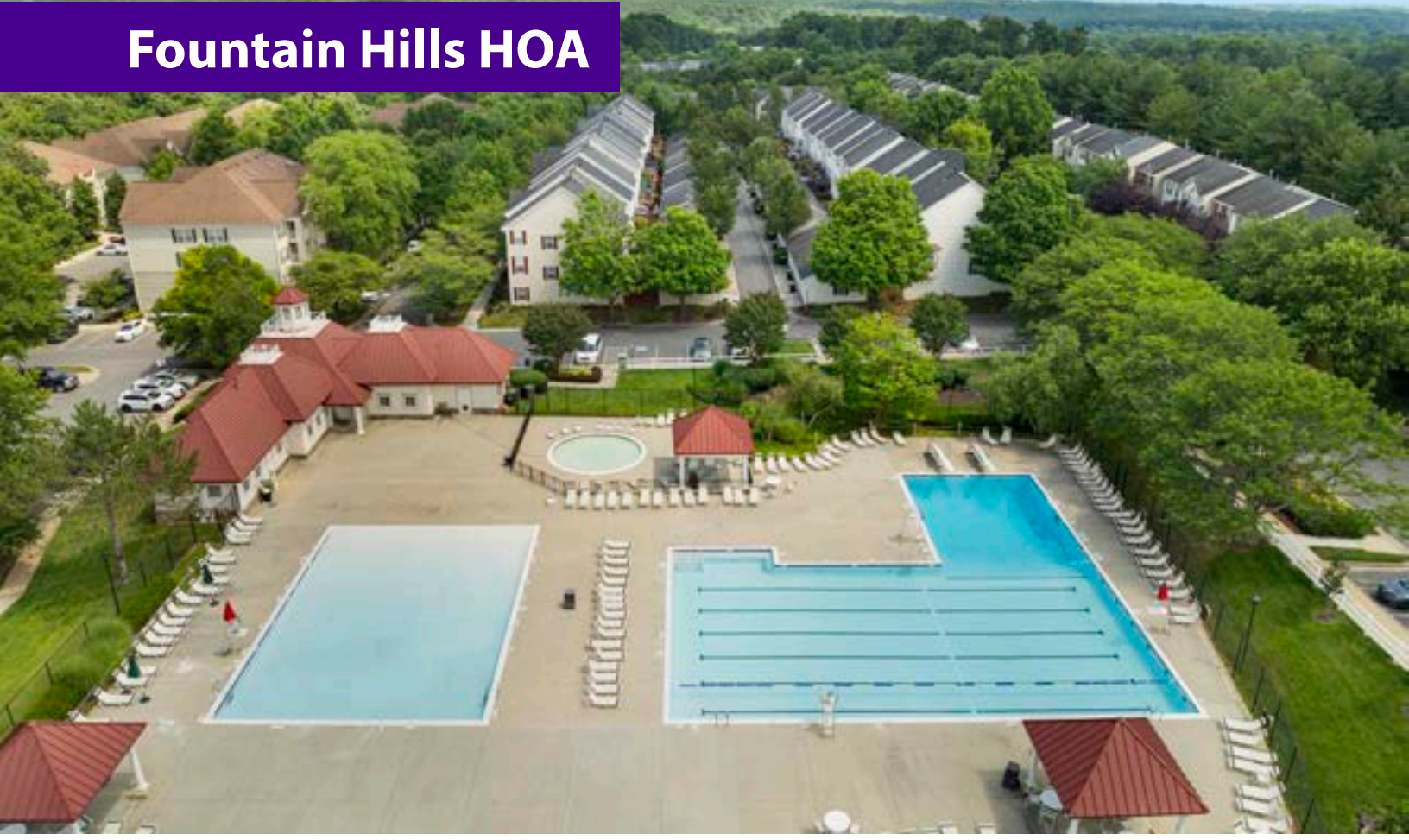
Office



Laundry



# Fountain Hills HOA





# Fountain Hills





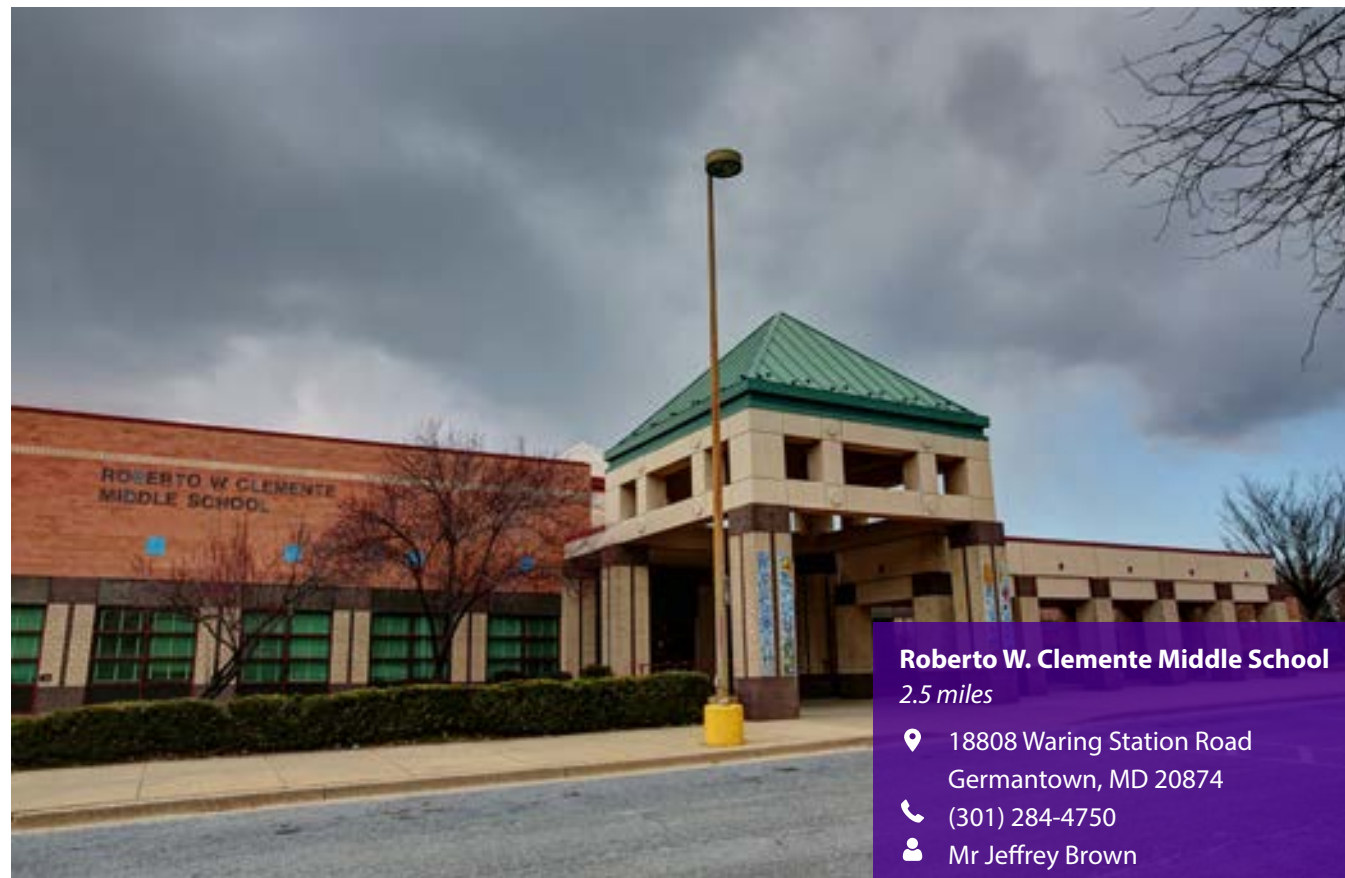
**Germantown Elementary School**  
0.7 miles

- 📍 19110 Liberty Mill Road  
Germantown, MD 20874
- ☎ (240) 740-6490
- 👤 Ms Amy Bryan



**Northwest High School**  
1.5 miles

- 📍 13501 Richter Farm Road  
Germantown, MD 20874
- ☎ (240) 740-7100
- 👤 Mr Scott Smith



**Roberto W. Clemente Middle School**  
2.5 miles

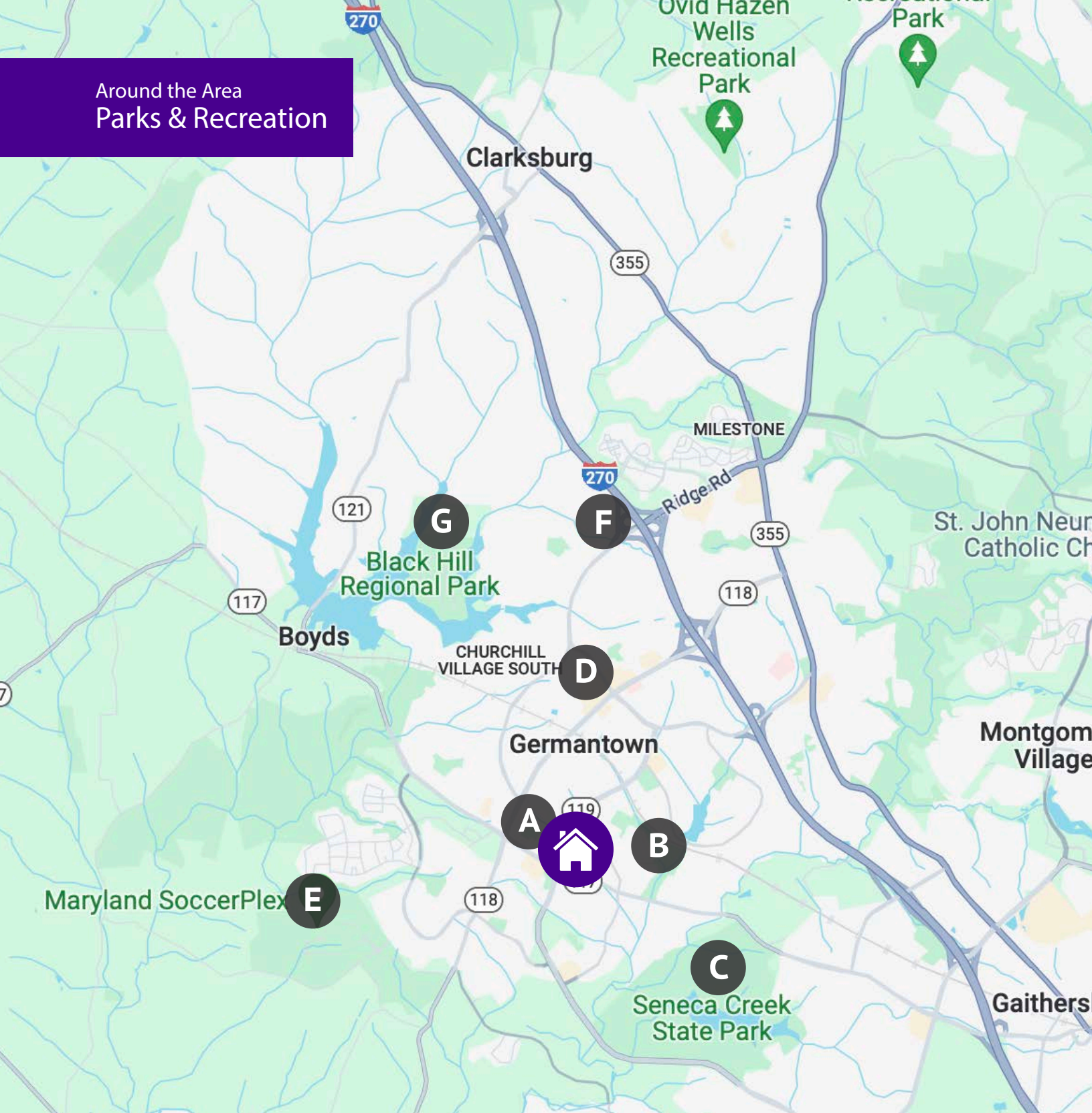
- 📍 18808 Waring Station Road  
Germantown, MD 20874
- ☎ (301) 284-4750
- 👤 Mr Jeffrey Brown



**Germantown Library**  
2 miles

- 📍 19840 Century Boulevard  
Germantown, MD 20874
- ☎ (240) 777-0110

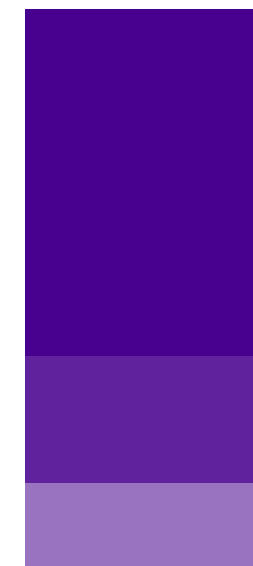
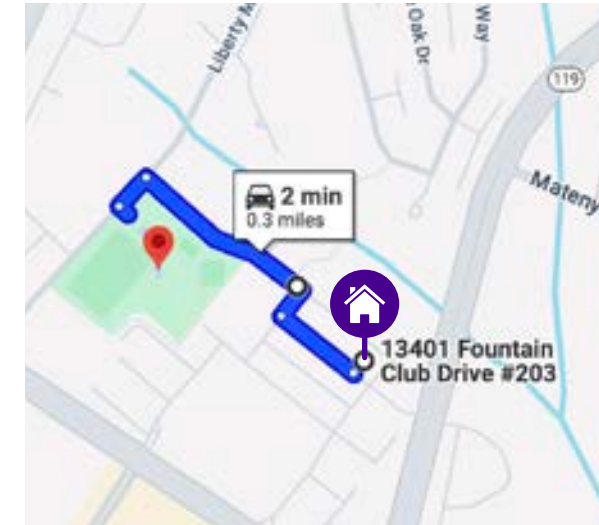
Around the Area  
Parks & Recreation



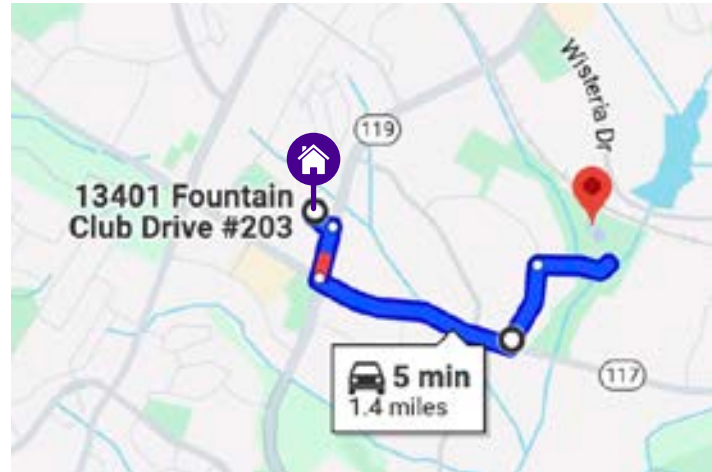
● Parks & Rec

- A Fountain Hills Local Park
- B Gunners Branch Park
- C Seneca Creek State Park
- D Black Rock Center For the Arts
- E Maryland SoccerPlex
- F Top Golf
- G Black Hill Regional Park

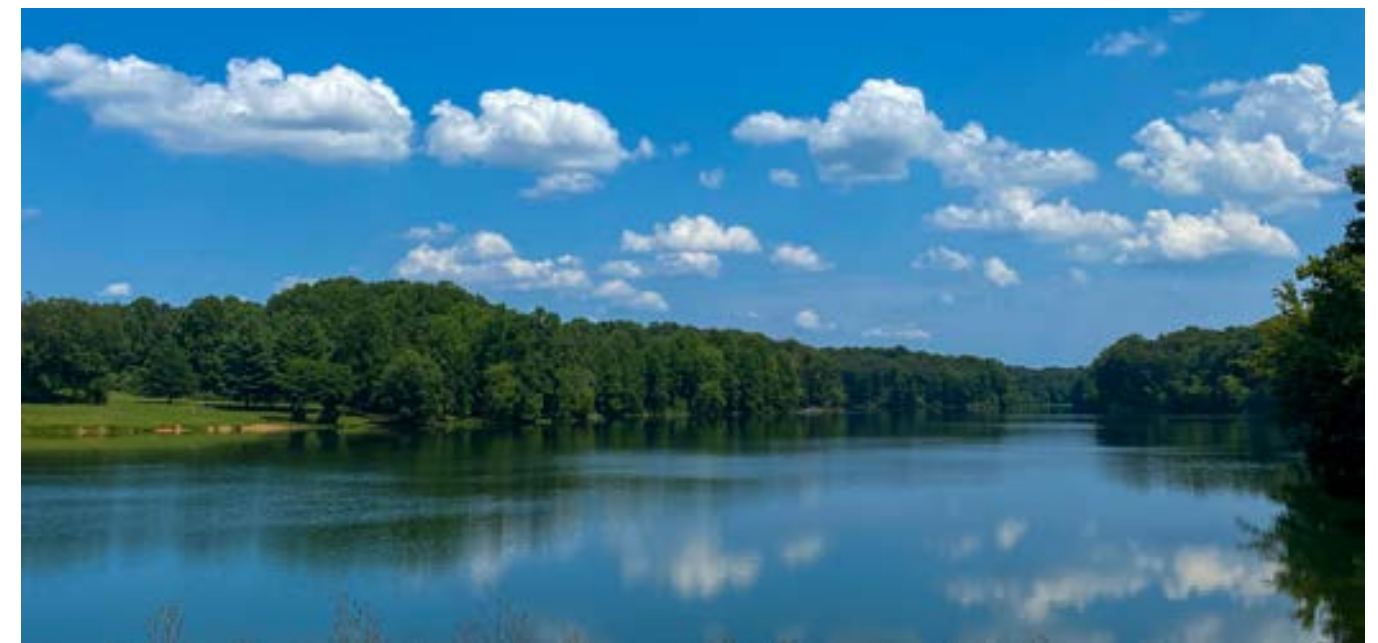
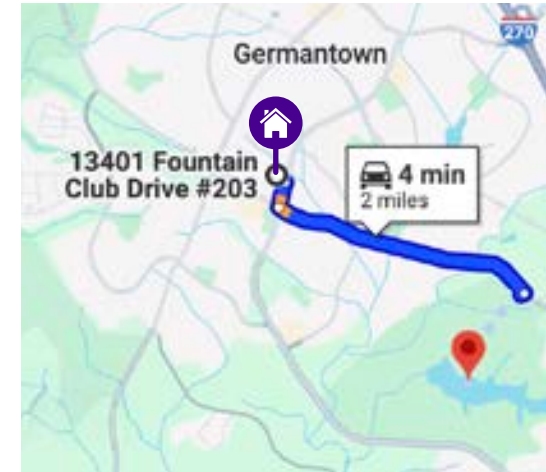
Fountain Hills Local Park – 0.3 miles



Gunners Branch Park – 1.4 miles



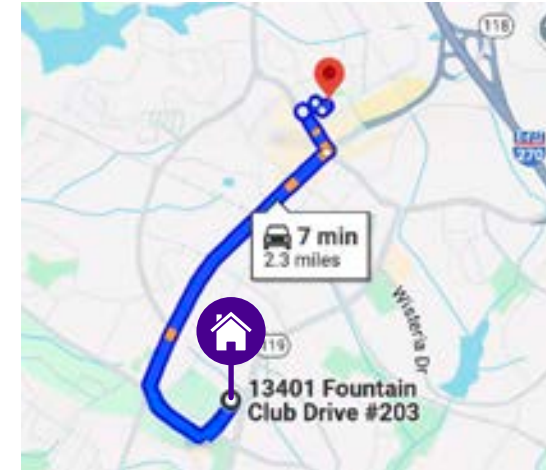
Seneca Creek State Park – 2 miles



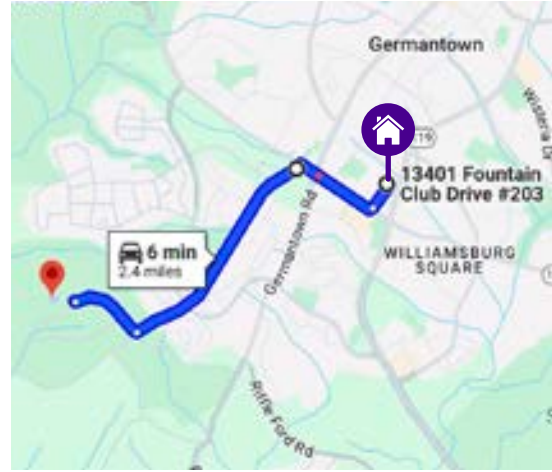
Top Golf – 2.7 miles



Black Rock Center for the Arts – 2.8 miles



Maryland SoccerPlex – 2.4 miles



# Black Hill Regional Park – 7.9 miles



- Over 2,000 acre park
- 505 acre lake
- Dozens of miles of paved and natural trails
- Boating and boat rental
- Fishing

## Black Hill Regional Park Trails

Length: 4.3 miles hard surface trail, 10+ miles of natural surface trails. [www.MontgomeryTrails.org](http://www.MontgomeryTrails.org)

Please Note: Trail Connectors are shown solely for neighborhood access. They are not part of the main park trail system, are not signed and are not maintained to park standards.

**Park Features**

- Contact Station
- Park Office
- Visitor Center, Fishing Pier, Boat Rentals
- Public Boat Ramp
- Park Police Complex
- Little Seneca Dam
- Maintenance Yard

The Black Hill Trail is mostly an asphalt surface, the mid-section of the trail is natural surface and is steep and rocky in sections. The rest of the trails in the park are natural surface.

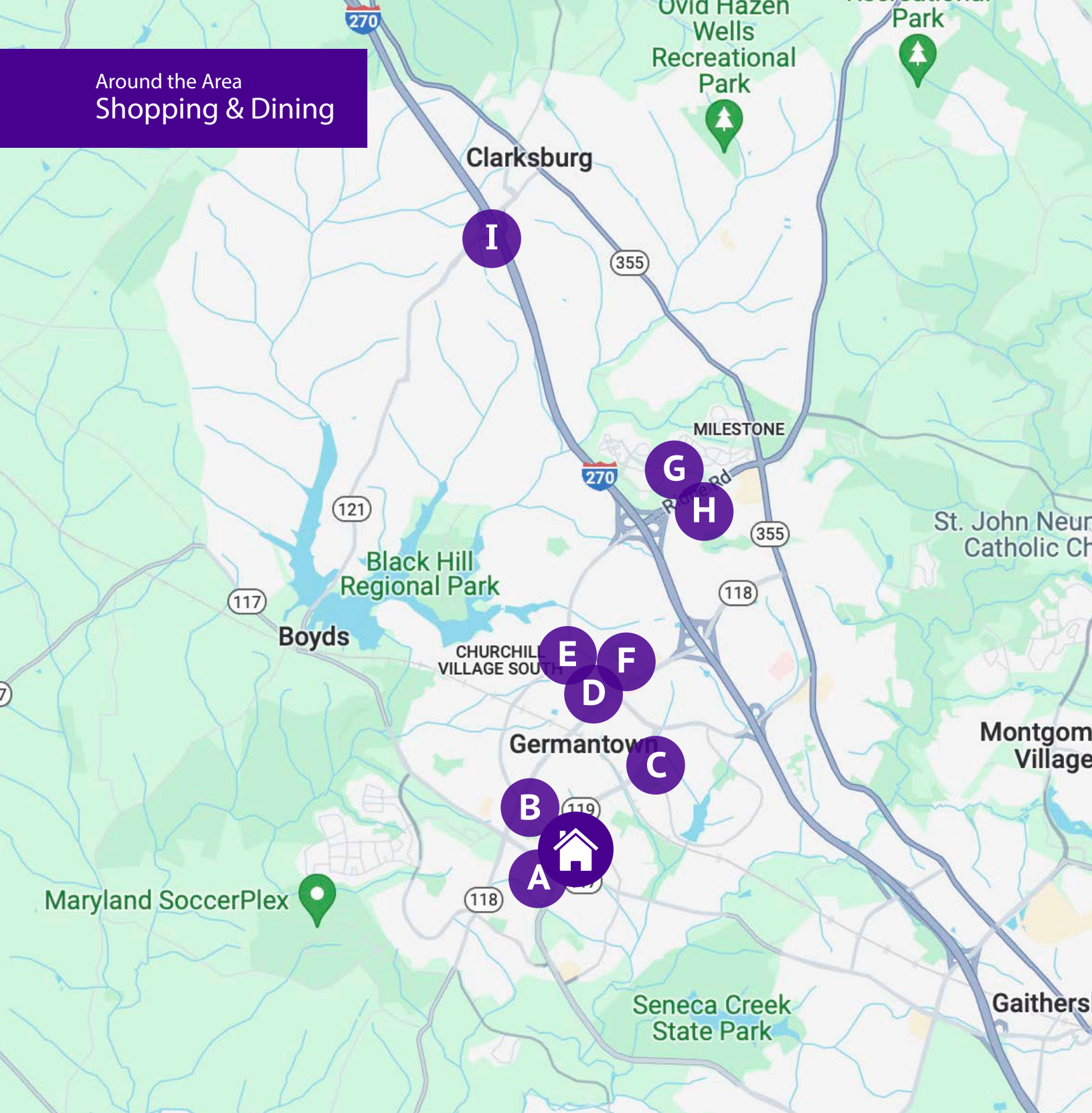
**Trail Improvements - Fall 2010**

- Hard Surface Trail
- Natural Surface Trail
- Canoe Trail (2.4 mi.)
- Parklands & Topo
- Streams & Rivers
- Trail Changes

**Trail Issues: SmartParks 301.670.8080**  
**Emergency: Park Police 301.949.3010**  
**Non-emergency: Visitor Center 301.972.3476**



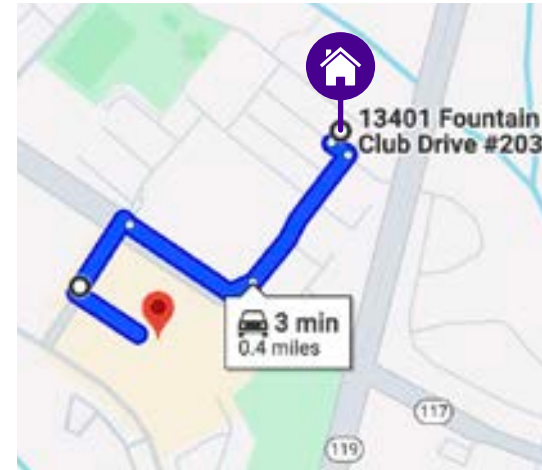
Around the Area  
Shopping & Dining



● Shopping & Dining

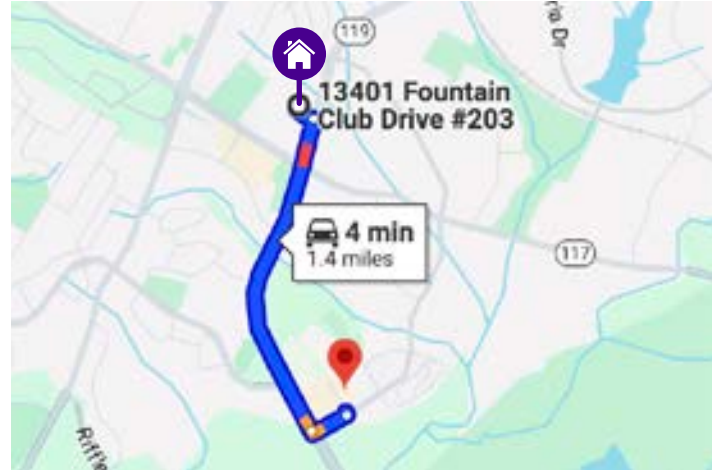
- |  |                                     |
|--|-------------------------------------|
| <b>A</b> Kingsview Village Center          | <b>F</b> Safeway                    |
| <b>B</b> Cloppers Mill Shopping            | <b>G</b> Shops at Seneca Meadows    |
| <b>C</b> Germantown Square Shopping Center | <b>H</b> Milestone Center           |
| <b>D</b> Germantown Plaza                  | <b>I</b> Clarksburg Premium Outlets |
| <b>E</b> Germantown Commons                |                                     |

Kingsview Village Center – 0.4 miles





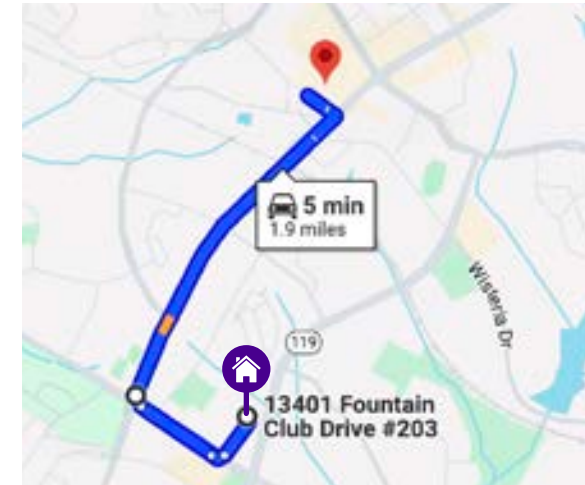
# Cloppers Mill Shopping – 1.4 miles



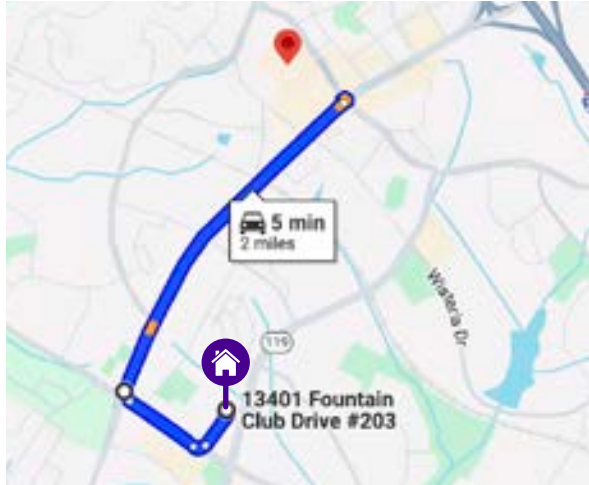
Germantown Square Shopping Center – 1.6 miles



Germantown Plaza – 1.9 miles



Germantown Commons – 2 miles



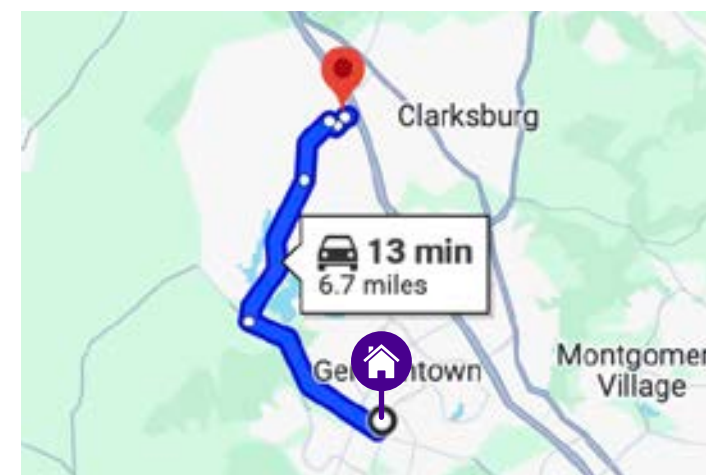
Safeway – 2.2 miles



Shops at Seneca Meadows – 4.1 miles



Clarksburg Premium Outlets – 6.7 miles



Milestone Shopping Center – 4.5 miles



Milestone Shopping Center – 4.5 miles





# Thinking of Selling Your Home?

Put Hagan Realty to work for you, and you'll be moved!

## Services Include

- HDR Photos
- 3D Tours
- 4K Property Tours
- Property Guides
- Targeted Social Ads
- Custom Websites
- Site Maps
- Arial Imagery
- Floor Plans
- Open Houses
- MLS Syndication
- Custom Signs

In an ever-evolving real estate market, Hagan Realty stands out as your go-to partner for selling your home at the best price, in the least time, and with unparalleled success. We go beyond just putting a 'For Sale' sign on your lawn.

Our in-house experts utilize state-of-the-art HDR photography, 4K video, and 3D tours to make your property shine in its best light. Forget generic listings; every home gets a custom website focused solely on showcasing its unique features, and we employ targeted social media ads to reach potential buyers across multiple platforms. We arm visiting buyers with comprehensive property guides-detailing everything from your home's amenities to the local schools-and our open houses effectively reach nearly half of all home buyers. From the sky with FAA-licensed

drone pilots to the ground with full-color, furnished floor plans, we've got every angle covered. If you want your property to stand out and attract top-dollar offers, let Hagan Realty's unmatched tools and expertise work for you.

**Contact us today to learn more.**

*If you are currently under a written contract to use another real estate broker exclusively, please disregard this notice. It is not our intention to solicit other real estate brokers' clients.*

## Thank You for Visiting

Thank you for viewing my listing here at 13401 Fountain Club Drive.

If you have any questions regarding this property, or would like to make an offer, please either contact me directly or have your agent do so if you are represented.

### Jed Williams

Principal Broker

Cell 240.506.0179  
Office 866.Hagan.01  
Fax 301.540.1429  
Jed@HaganRealty.com  
www.HaganRealty.com



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For more information visit

[www.13401FountainClub.com](http://www.13401FountainClub.com)

