

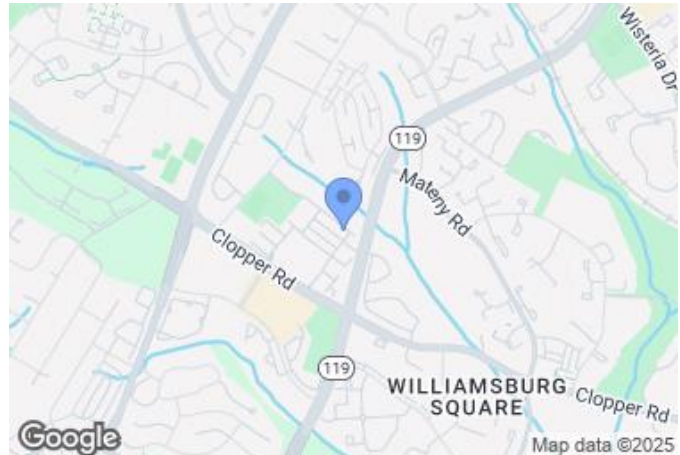
## Client Full

**13401 Fountain Club Dr #203, Germantown, MD 20874**

**Active**

**Residential**

**\$315,000**



**Recent Change:** 02/21/2025 : New Active : ->ACT

**Upcoming OH: Public: Sun Feb 23, 12:00PM-2:00PM Method: In-Person Only**

MLS #:	MDMC2165998	Beds:	2
Tax ID #:	160903198498	Baths:	2 / 0
Ownership Interest:	Condominium	Above Grade Fin SQFT:	1,183 / Assessor
Association:	Condo/Coop, HOA	Price / Sq Ft:	266.27
Unit Entry Floor:	2	Year Built:	1997
Structure Type:	Unit/Flat/Apartment	Property Condition:	Very Good
W/D Hookup YN:	Yes	Style:	Contemporary
Levels/Stories:	1	Central Air:	Yes
Unit Building Type:	Garden 1 - 4 Floors	Basement:	No
Waterfront:	No		
Views:	Park/Greenbelt		
Garage:	No		

### Location

County:	Montgomery, MD	School District:	<a href="#">Montgomery County Public School</a>
In City Limits:	No	High School:	Northwest
Legal Subdivision:	FOUNTAIN HILLS CODM	Middle/Junior School:	Roberto W. Clemente
Subdiv / Neigh:	FOUNTAIN HILLS	Elementary School:	Germantown
Building Name:	FOUNTAIN HILLS CODM	Election District:	09
Transportation:	Bus Stop less than 1 mile, Commuter Rail Station less than 1 mile		

### Association / Community Info

HOA:	Yes	HOA Fee:	\$73 / Monthly
Condo/Coop Assoc:	Yes	Condo/Coop Fee:	\$415.00 / Monthly
Association Fee Incl.:	Pool(s), Snow Removal, Trash, Water		
Amenities:	Baseball Field, Basketball Courts, Club House, Jog/Walk Path, Pool - Outdoor, Swimming Pool, Tennis Courts, Tot Lots/Playground		

### Taxes and Assessment

Tax Annual Amt / Year:	\$2,752 / 2024	Tax Assessed Value:	\$233,333 / 2024
County Tax:	\$2,686 / Annually	Imprv. Assessed Value:	\$189,000
City/Town Tax:	Annually	Land Assessed Value:	\$81,000
Clean Green Assess:	No	Special Assmt:	\$46.95
Front Foot Fee:	Annually	Land Use Code:	U
Refuse Fee:	\$17	Tax Phase:	14
Zoning:	R30		

### Rooms

				Bed	Bath
Living Room:	Main	15 x 12	Main	2	2 Full
Dining Room:	Main	9 x 9			
Kitchen:	Main	11 x 9			
Office:	Main	11 x 10			
Bedroom 1:	Main	14 x 11			
Bedroom 2:	Main	11 x 10			

### Building Info

Yr Major Reno/Remodel:	2024	Construction Materials:	Brick, Vinyl Siding
Above Grade Fin SQFT:	1,183 / Assessor		
Total Fin SQFT:	1,183 / Assessor		
Tax Total Fin SQFT:	1,183		

Total SQFT: 1,183 / Assessor

#### Lot

Views: Park/Greenbelt

#### Ground Rent

Ground Rent Exists: No

#### Parking

Total Parking Spaces Unknown Features: On Street, Parking Lot

#### Interior Features

Interior Features: No Fireplace; Built-In Microwave, Dishwasher, Disposal, Dryer, Refrigerator, Stove, Washer; Accessibility Features: None; Main Entrance Lock; Dryer In Unit, Main Floor Laundry, Washer In Unit

#### Exterior Features

Exterior Features: Balcony; Pool: Yes - Community

#### Utilities

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

#### Remarks

Public: OPEN HOUSE  
Sunday - Feb 23 from Noon till 2pm  
Beautifully updated 2 bedroom plus office/den overlooking one of Fountain Hill's numerous playgrounds.

Newly renovated kitchen with quartz counters, white shaker cabinets, gas stove, bartop seating, and stainless steel appliances, wood floors throughout, updated primary bathroom, walk-in closet, in-unit laundry, and private balcony.

Fountain Hills is one of Germantown's most feature rich communities with 3 pools, half a dozen playgrounds, soccer and baseball fields, tennis and basketball courts, walking trails, woods and a small stream, a neighborhood EV charger, and the community's namesake fountains. All of this is just minutes from Germantown Town Center, the MARC train, and I-270 via Ridge, Germantown, or Clopper Roads.

#### Directions

Building entrance is from Fountain Club Dr but unit overlooks the park on Little Star and Sparkling Water Dr. Park on Fountain Club or on Little Star Ln.

#### Listing Details

Original Price:	\$315,000	DOM:	1
Vacation Rental:	No	Lease Considered:	No
Sale Type:	Standard	Home Warranty:	No
Listing Term Begins:	02/13/2025	Pets Allowed:	Yes
Possession:	Settlement	Pet Restrictions:	Size/Weight Restriction
Acceptable Financing:	Cash, Conventional, FHA, VA		
Federal Flood Zone:	No		
Disclosures:	Prop Disclosure		

Public: 02/23/2025 12:00PM-2:00PM Method: In-Person Only

