



21925 Greenbrook Drive, Boyds, MD 20841

7

BEDROOMS

5

BATHROOMS

2+

CAR
GARAGE

\$4,183

ANNUAL
TAXES

2700

SQUARE
FEET

0.53

ACRES

1965

YEAR
BUILT

Immersive 3-D Virtual Tour: 21925.AlexSaenger.com



Updated living, convenient location, and plenty of space; this home has it all. Located close to Rt 355 and I-270, this home features a renovated kitchen with stainless steel appliances, granite counters, new tile floor in the dining room, new lighting, refinished hardwood floors on the main level, renovated master bathroom and hall bathroom, recently installed carpets both upstairs and downstairs, and a spacious backyard.



KELLERWILLIAMS.
CAPITAL PROPERTIES
301-251-1221 x1000



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Homes@AlexSaenger.com



This home offers a level backyard with several large trees for shade, a spacious deck, an outdoor storage shed, and a swing-set for the kids. Also includes a brand new roof.



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301-251-1221 x1000



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This split-level home boasts refinished hardwood floors throughout the main level. The living room also offers a new light fixture, fresh paint, and a large window for ample lighting.



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301-251-1221 x1000



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The spacious updated kitchen features new tile flooring, granite counters, stainless steel appliances. It also offers a pantry and access to the deck.



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The dining room features new tile flooring, a new lighting fixture, and fresh paint. The dining room adjoins the kitchen and living room.



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The owners Suite offers ample storage with a walk-in closet, refinished hardwood floors, a ceiling fan, fresh paint, and remodeled master bathroom. Adjoins the second bedroom with private doorway.



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The master bathroom has been completely remodeled with new tile on the floor and in the standing shower, new sink, new toilet, a large mirror, and fresh paint.



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The second bedroom adjoins the master bedroom and offers a double door closet with shelving, and a ceiling fan. The floors have also been refinished. The room shares the hall bathroom with the 3rd bedroom.



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The cozy 3rd bedroom features refinished hardwood floor and is across the hall from the renovated hall bathroom. The hall bathroom offers new tile on the floor and shower, a new sink, new toilet, and large 3 panel mirror.



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301-251-1221 x1000



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The spacious family room boasts a wood burning fireplace, built in storage, recessed lighting, a storage closet, and overhead ceiling fan, and updated carpets. The room adjoins the living room and two en-suite bedrooms.



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The 4th bedroom comes equipped with fresh carpets, overhead fan and it's own full bathroom, complete with a shower/tub, tile flooring, ample lighting, and a large mirror. Picture Window overlooking large rear yard.



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The 5th bedroom also offers fresh carpets, overhead fan and it's own full bathroom, complete with a shower, tile flooring, and a mirror. Large picture Window overlooking large rear yard.



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The 6th Bedroom is located on the lower level and offers new carpet. Features a large picture window with views of the front yard. The bathroom features tile floor, a 3 panel mirror & medicine cabinet and a standing shower.



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The lower level 7th bedroom offers new carpet, a large cedar lined walk-in closet, and adjoins the laundry room. This bedroom is also right across from the lower level bathroom.



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The lower level recreation room features new carpet, recessed lighting, and adjoins the laundry room, hall, and an expansive 2-car garage.



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CAPITAL PROPERTIES
301-251-1221 x1000



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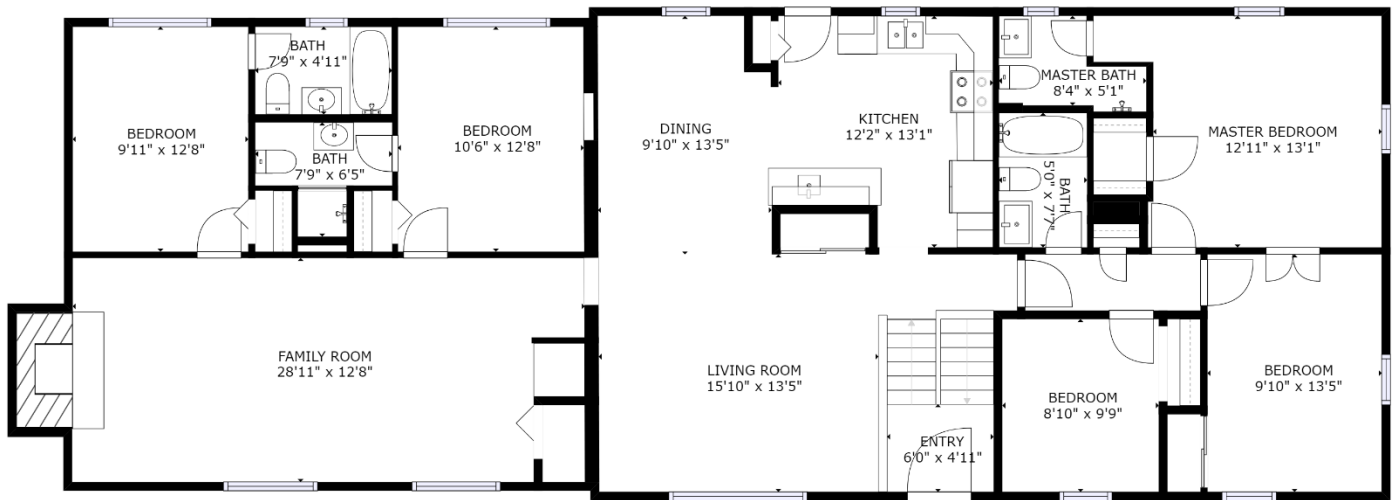
The expansive oversize 2-car garage offers plenty of storage. Previous owner used it as a workshop. The laundry room also offers additional storage, with full size washer and dryer, and a large sink.



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CAPITAL PROPERTIES
301-251-1221 x1000

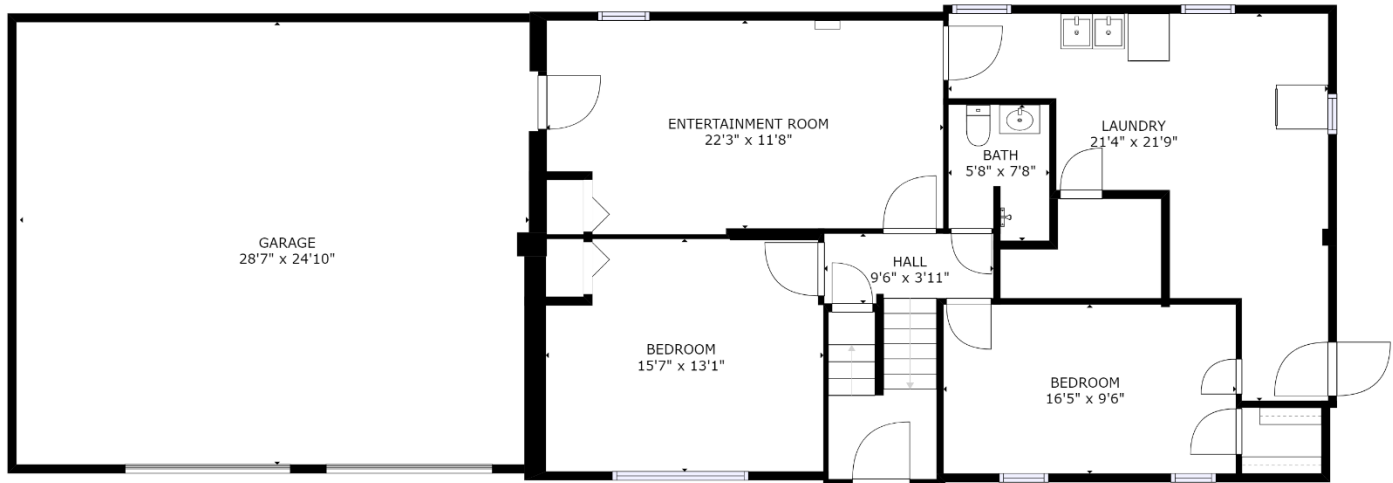


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FLOOR 2

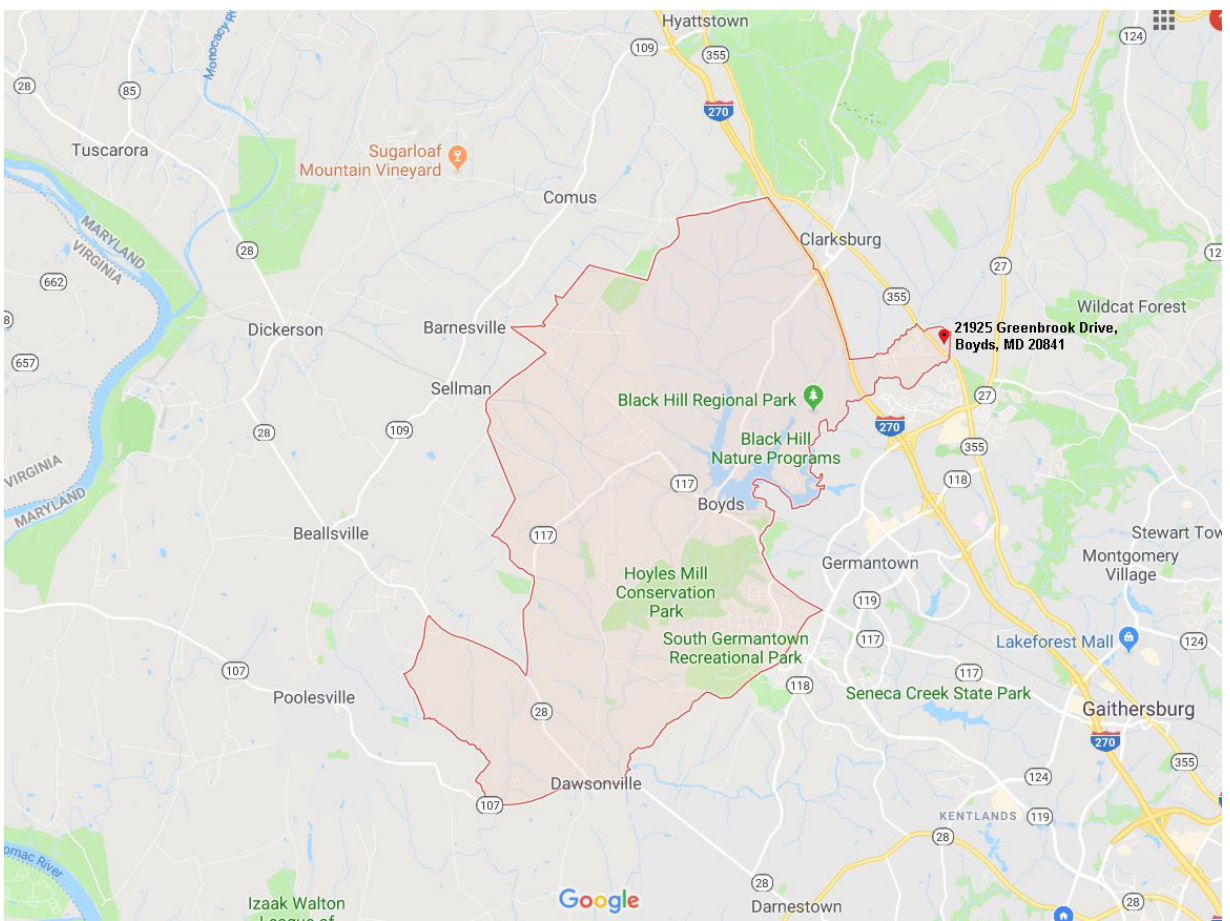
GROSS INTERNAL AREA
 FLOOR 1: 1125 sq ft, FLOOR 2: 1972 sq ft
 EXCLUDED AREAS: , GARAGE: 714 sq ft
 TOTAL: 3097 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

301-251-1221 x1000 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





List of Recent Home Improvements

ITEM	YEAR COMPLETED	COST
New Roofing, (35yr Shingles, Ice Guard)	2018	\$13,500
Refinished all Hardwood Floors	2018	\$5,000
New Carpeting in Basement Rooms	2018	\$2,000
Refinished Master Bathroom	2018	\$7,500
Refinished Hallway Bathroom	2018	\$7,500
New Kitchen Appliances (Refrigerator and Dishwasher)	2018	\$1,800
New Shutters & Outdoor Lighting	2018	\$1,500
Remodeled Kitchen and Dining Room	2017	\$8,800
New Carpeting on Main Level	2017	\$2,400
Removed Large Oak Trees in Front Yard	2017	\$5,100
New Kitchen Appliances (Oven and Microwave)	2017	\$900
Thermal Windows Upstairs	2016	\$5,000
New Well Pump, Lines & Pressure Tank	2015	\$1,500
Replaced Oil Furnace	2013	\$3000
High Efficiency Trane Heat Pump	2012	\$4000

TOTAL:	\$71,000
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Your Home's Lifestyle Worksheets – Page 1

Top 5 Community Amenities (Parks, Pools, Sidewalks, Playgrounds, Tennis, Basketball, etc.)

- 1) Ridge Road Recreational Park ~ 0.7 Miles
- 2) Black Hill Regional Park ~ 3.4 Miles
- 3) South Germantown Splash Park and Mini Golf ~ 6.7 Miles
- 4) Germantown Pool~ 4.8 Miles
- 5) Quince Orchard Swim and Tennis Club~ 7.7 Miles

Other – Downtown Washington D.C. ~ 28.6 Miles

Clarksburg Outlets~ 3.0 Miles

Butler's Orchard~ 2.6 Miles

Top Commuting/Transportation Assets

Closest Bus Stop Intersection – Ridge Rd & Brink Rd~ 1.6 Miles

Closest Train Stops (Metro/MARC)

Germantown Marc Station ~ 4.7 Miles

Metro Station ~ Shady Grove Metro ~ 12.0 Miles

Closest Airports (Ranked by Distance)

Reagan National Airport ~ 33.8 Miles

Dulles International Airport ~ 38.2 Miles

Davis Airport ~ 9.2 Miles

Closest Major Highway Intersection (i.e. 270/Route 28 exit 8)

RT 355 ~ 0.2 Miles

I-270 ~ 1.7 Miles



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Your Home's Lifestyle Worksheets – Page 2

Top 5 Lifestyle Benefits of Your Home (Close to a Gym/Shopping, Yard is Great for Kids and Pets, etc.)

- 1) Close to Germantown Milestone Center and Clarksburg Outlets
- 2) Close to Regional Parks
- 3) Quiet Lot for Relaxing
- 4) Large interior with 7 bedrooms
- 5) Lots of Yard space with a built in playground

Top 5 Favorite Nearby Restaurants (i.e. Coastal Flats – Downtown Crown)

- 1) Agrodolce
- 2) Stonehouse Pasta and Pizza
- 3) GrillMarX Steakhouse and Raw Bar
- 4) Noodles and Company
- 5) Applebees

Other –Outback Steakhouse, Longhorn Steakhouse, IHOP, Red Robin, Green Turtle, Senior Tequila's

Closest Coffee Shops (i.e. Starbucks – Falls Grove)

- 1) Starbucks ~ 1.3 Miles
- 2) Dunkin Donuts ~ 1.4 Miles



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Your Home's Lifestyle Worksheets – Page 3

Closest Grocery Stores (i.e. Giant - Kentlands)

- 1) Giant Food~ 1.3 Miles
- 2) Safeway ~ 3.8 Miles
- 3) Wegmans ~ 2.1 Miles
- 4) Trader Joes ~ 7.4 Miles
- 5) Aldi ~ 7.1 Miles

Favorite Nearby Shops (Dept. Store, Home Improvement, Gifts, Home Furnishings, Pet Store, Etc.)

- 1) Kohls ~ 1.6 Miles
- 2) Home Depot ~ 1.5 Miles
- 3) Pet Smart ~ 1.6 Miles
- 4) Ashley HomeStore ~ 7.0 Miles
- 5) Walmart ~ 1.8 Miles

Hidden Gems! (i.e. Crepes-A-Go-Go– Kentlands)

- 1) Amish Market~ 4.4 Miles
- 2) Regal Cinema~ 3.3 Miles
- 3) Jimmy Cone~ 7.0 Miles
- 4) Sugarloaf Vineyard~ 8.1 Miles
- 5) King Barn Dairy Mooseum~ 6.8 Miles



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Offer Submission Guidelines

Please submit all offers via email to: Alex@AlexSaenger.com

Please confirm all submissions by phone on: 301.200.1232 after submission.

All offers shall have the following items included to be considered for review with the sellers:

- 1) Contract of sale using Regional Contract
- 2) A copy of the EMD check
- 3) Finances:
 - a) Completed Financial Information Sheet
 - b) Proof of funds for an all-cash transaction, or
 - c) A strongly-worded Pre-Commitment Letter from your lender
 - i) Your chosen lender should be prepared to answer the attached Lender Questionnaire before we ratify
- 4) All Jurisdictional Addenda
- 5) All Disclosures signed by Buyer
- 6) Executed Agency forms for Listing Agent
- 7) Dual Agency form (when applicable)
- 8) Seller prefers using JDKatz/Passport Title in Rockville, MD

All offers shall be submitted electronically as a PDF file. When emailing your offer, please include a synopsis of all the terms in the body of the email for quick review on any mobile device.

Office Address:

Keller Williams Capital Properties

20 W Gude Drive, Suite 200, Rockville, MD 20850

301-251-1221

Listing Agent Contact Details:

Alex Saenger

Alex@AlexSaenger.com

301.200.1232

MRIS ID: 97541

**Thank You For
Your Offer!**

Lender Questionnaire

Before accepting a contract on any of our listings, make sure the buyer's lender can answer these questions:

1. Please tell me about your company? _____

FDIC Bank / Mortgage Bank / Correspondent Lender / Broker

2. What type of letter has been provided by your company? _____

Pre-Qualification / Pre-Approval / Pre-Commitment

3. Did you type and sign the letter, or did someone else in your company review this file and issue it?

4. What type of Financing has the buyer been qualified for?

Conventional / FHA / VA / USDA / JUMBO

5. Is there any special type of financing being provided?

HPAP / HOC / MMP / CDA / DPA

6. Can you please describe the level of due-diligence that you have done on this buyer prior to issuing the letter? _____

a. Have you recently pulled credit on all borrowers?

b. Are there any Major Derogatory credit events in the last 12/24/36 months that would affect qualifying? YES / NO

1. If NO, proceed to next question

2. If YES, continue below

a. What type of credit event? Short Sale / BK / Foreclosure / Tax Lien

b. How were these items addressed and have you seen documentation that they have been resolved? _____

c. Have you been provided with all required years of tax returns? YES / NO

i. Have you accounted for all unreimbursed business expenses? Y / N

ii. Are they filed and up to date with payment to include returns? Y / N

iii. Are any of the borrowers on extension? Y / N

d. Have all of the Buyers funds to close been verified? Y / N

i. Have they been sourced and seasoned? Y / N

c. If the contract price goes above the offer price due to multiple bids, is the borrower qualified to escalate? Y / N

d. In the event that the property doesn't appraise, does the buyer have the cash available to put in to close in the home? Y / N

e. Are there any unusual large deposits that can't be explained? Y / N

1. Is the buyer receiving a gift from anyone? Y / N

2. Have you spoken to the donor to verify? Y / N

7. Is this buyer prepared to be approved today, excluding the time it takes to go through the underwriting process? Or do they require any "work" to be done on them first? Y / N

8. What are the current turn times for your company?

9. Have you missed any purchase settlements recently? Y / N

a. NO – continue on

b. YES –why, please explain _____

10. Are you able to ensure that if my clients accept this contract that you and your company can settle on time?

11. Is there anything else you would like to tell me about this loan and the buyers outside of what we have already discussed?



What Everyone Should Know About Equal Opportunity Housing

The Law

Civil Rights Act of 1866: The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property.

Fair Housing Act: The Fair Housing Act declares a national policy of fair housing throughout the United States. The law makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

Americans with Disabilities Act: Title III of the Americans with Disabilities Act prohibits discrimination against persons with disabilities in places of public accommodations and commercial facilities.

Equal Credit Opportunity Act: The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex, marital status, age or because all or part of the applicant's income derives from any public assistance program.

State and Local Laws: State and local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law.

Responsibilities

The home seller, the home seeker, and the real estate professional all have rights and responsibilities under the law.

For the Home Seller: As a home seller or landlord you have a responsibility and a requirement under the law not to discriminate in the sale, rental and financing of property on the basis of race, color, religion, sex, handicap, familial status, or national origin. You cannot instruct the licensed broker or salesperson acting as your agent to convey for you any limitations in the sale or rental because the real estate professional is also bound by law not to discriminate. Under the law, a home seller or landlord cannot establish discriminatory terms or conditions in the purchase or rental; deny that housing is available, or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, or national origin.

For the Home Seeker: You have the right to expect that housing will be available to you without discrimination or other limitations based on race, color, religion, sex, handicap, familial status, or national

origin

This includes the right to expect:

- Housing in your price range made available to you without discrimination
- Equal professional service
- The opportunity to consider a broad range of housing choices
- No discriminatory limitations on communities or locations of housing
- No discrimination in the financing, appraising, or insuring of housing
- Reasonable accommodations in rules, practices and procedures for persons with disabilities
- Non-discriminatory terms and conditions for the sale, rental, financing, or insuring of a dwelling
- To be free from harassment or intimidation for exercising your fair housing rights.

For the Real Estate Professional: Agents in a real estate transaction are prohibited by law from discriminating on the basis of race, color, religion, sex, handicap, familial status, or national origin. A request from the home seller or landlord to act in a discriminatory manner in the sale, lease or rental cannot legally be fulfilled by the real estate professional.

The REALTOR® Fair Housing Program

The National Association of REALTORS® has developed a Fair Housing Program to provide resources and guidance to REALTORS® in ensuring equal professional services for all people. The term REALTOR® identifies a licensed professional in real estate who is a member of the National Association of REALTORS®. Not all licensed real estate brokers and salespersons are members of the National Association, and only those who are may identify themselves as REALTORS®. They conduct their business and activities in accordance with a strict Code of Ethics.

The Code of Ethics: Article 10 of the National Association of REALTORS® Code of Ethics provides that, "REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. REALTORS® shall not be parties to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. REALTORS®, in their real estate employment practices, shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity."

A REALTOR® pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon REALTORS® and is also a firm statement of support for equal opportunity in housing.

If You Suspect Discrimination

Call the Local Board of REALTORS®: Local Boards of REALTORS® will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment in the availability, purchase or rental of housing. Local Boards of REALTORS® have a responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a

violation of the Code of Ethics is proven to have occurred.

Call the U.S. Department of Housing and Urban Development: Complaints alleging discrimination in housing may be filed with the nearest office of the United States Department of Housing and Urban Development (HUD) or by contacting them at <http://www.hud.gov>.

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DC Office: 500 New Jersey Avenue, NW, Washington, DC 20001-2020
1-800-874-6500