



316 Parkview Avenue Gaithersburg, MD 20878

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HAGAN REALTY



Bedrooms
4 Bedrooms



Bathrooms
3 Full 1 Half



Home Size
2,730 SQFT



Lot Size
1,432 SQFT



Levels
3 Levels



Year Built
2014



Parking
2-Car Garage



Taxes
\$7,507/year



HOA
**The Parklands
at Watkins Mill
Town Center**



HOA Fee
\$106/month



Schools
**Brown Station ES
Lakelands Park MS
Quince Orchard HS**



Main Level



Foyer



Powder Room



Living Room





Kitchen & Dining Room



Family Room



Second Level



Primary Suite



Second Bedroom



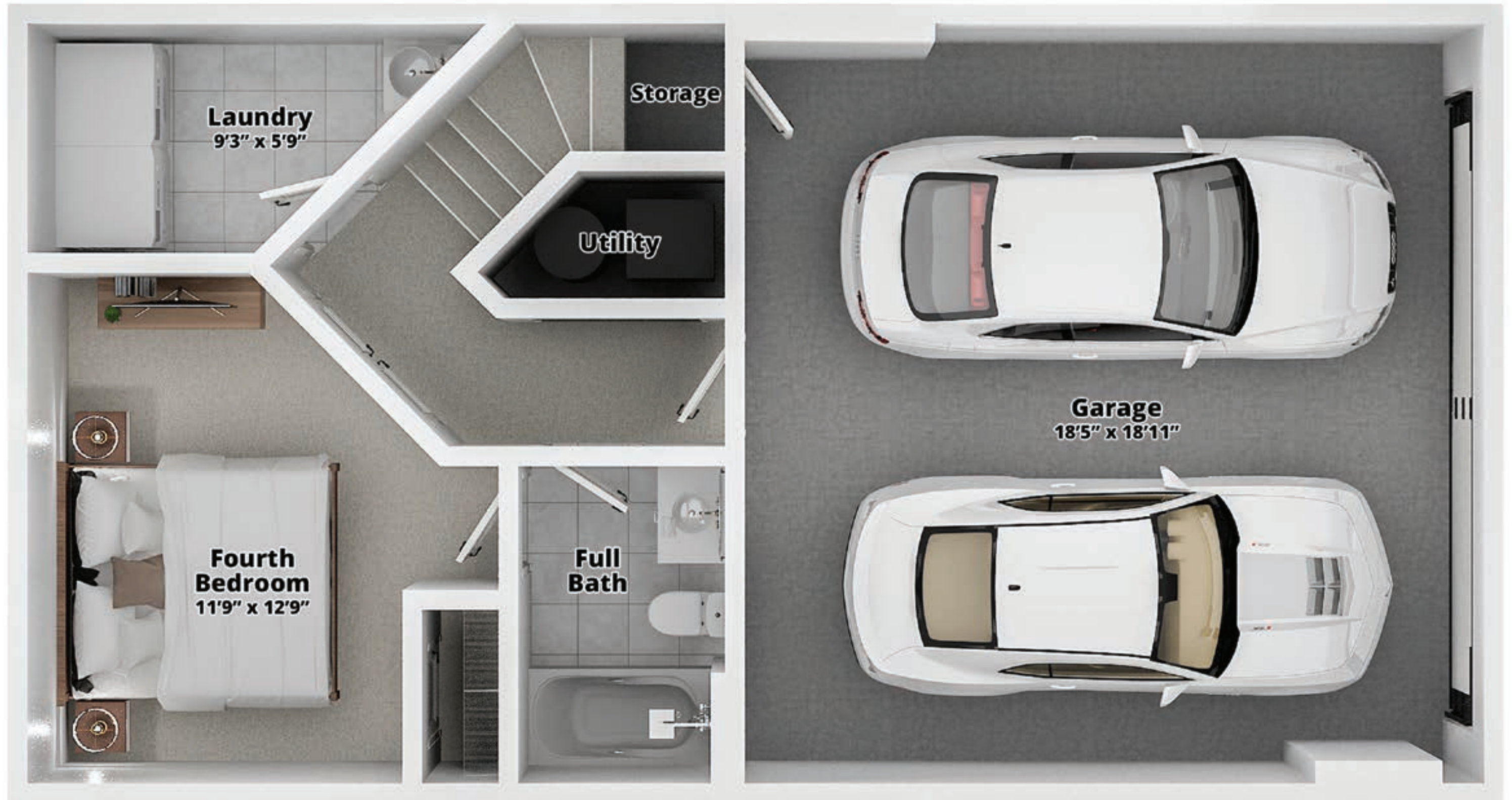
Third Bedroom



Full Bathroom



Basement



Fourth Bedroom / Den



Laundry



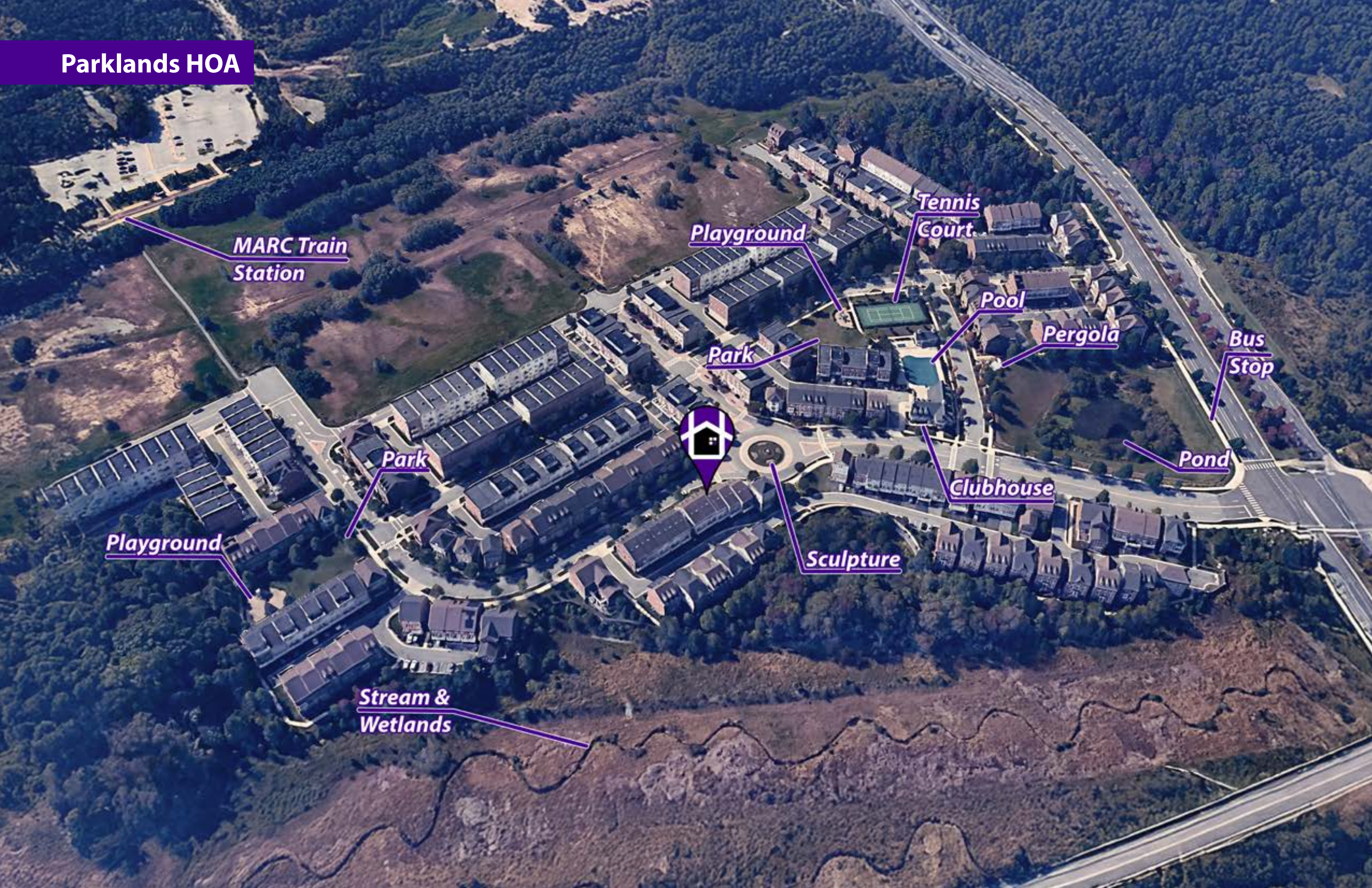
Full Bathroom



Garage



Parklands HOA



MARC Train
Station

Playground

Tennis
Court

Pool

Pergola

Bus
Stop

Pond

Clubhouse

Sculpture

Stream &
Wetlands

Playground

Park

Park



Parklands HOA

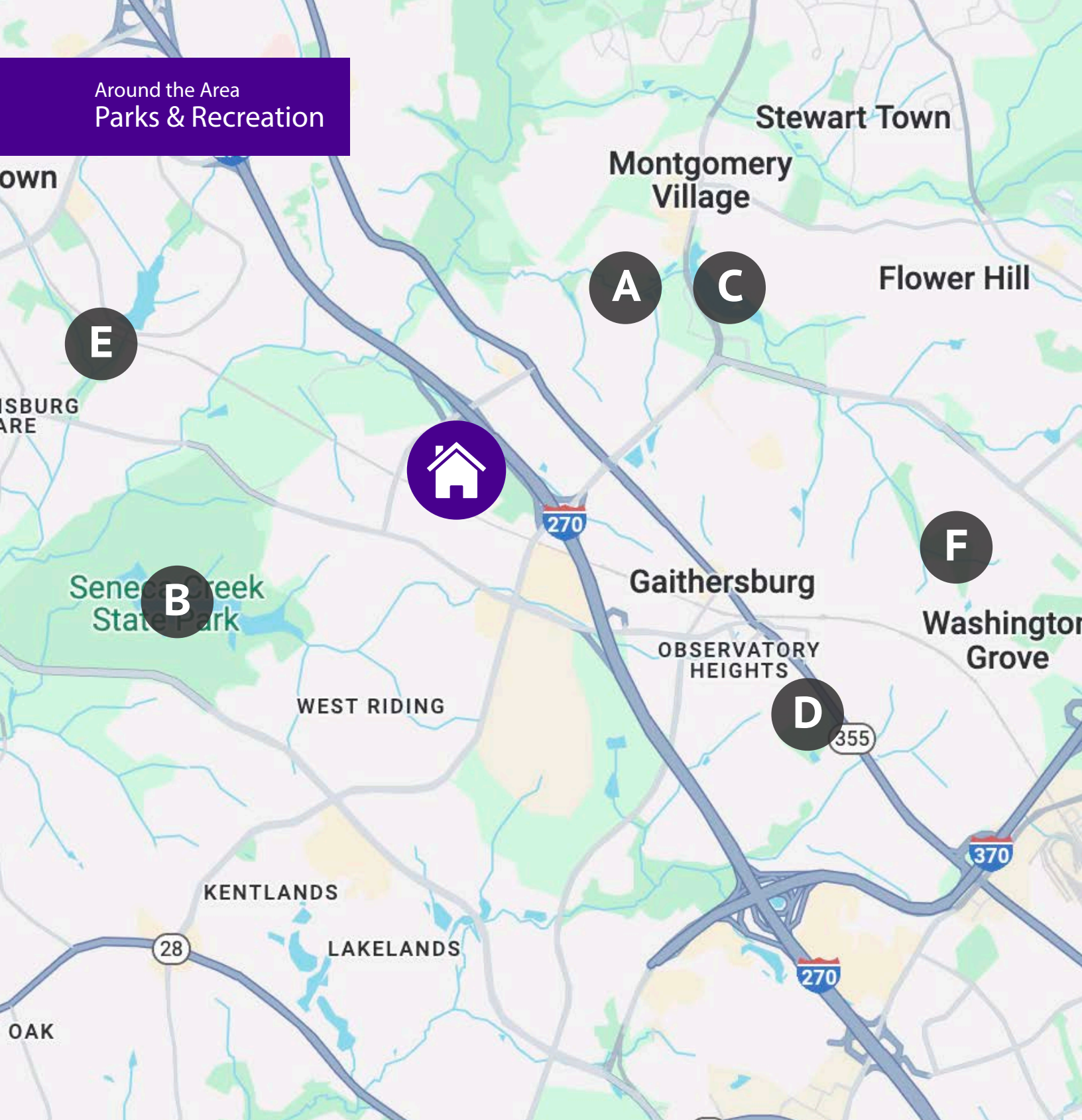




MARC Metropolitan Grove
5 Blocks







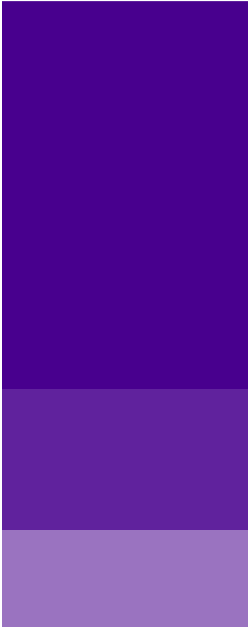
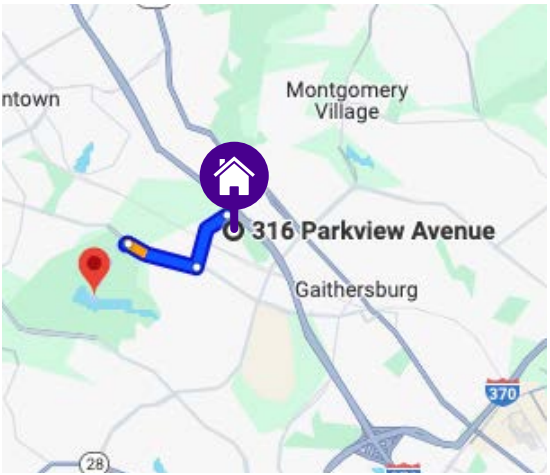
Around the Area
Parks & Recreation

- Parks & Recreation
- A Blohm Park
- B Seneca Creek State Park
- C Lake Whetsone
- D Bohrer Park
- E Gunners Branch Park
- F Kelley Park

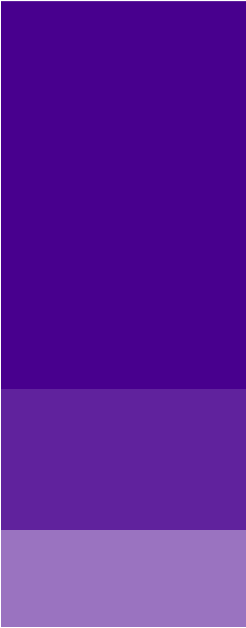
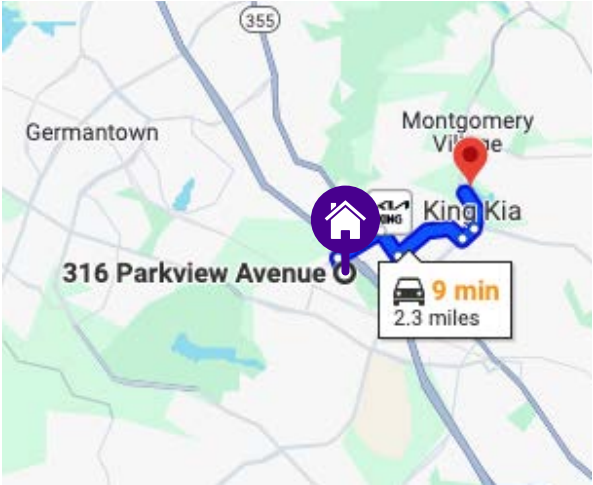
Blohm Park – 1.3 miles



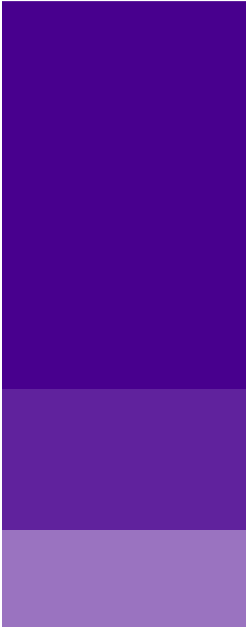
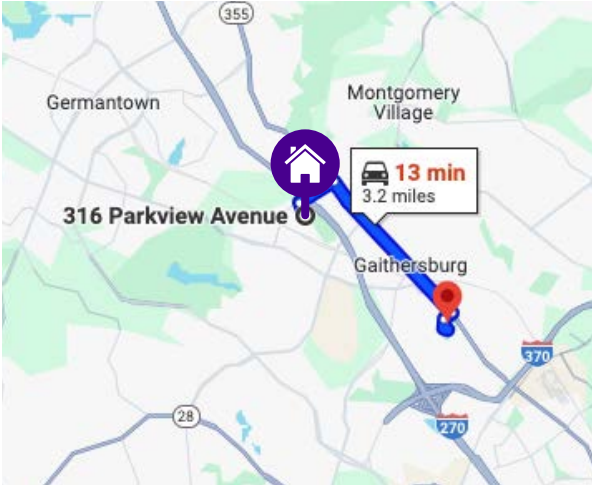
Seneca Creek State Park – 1.7 miles



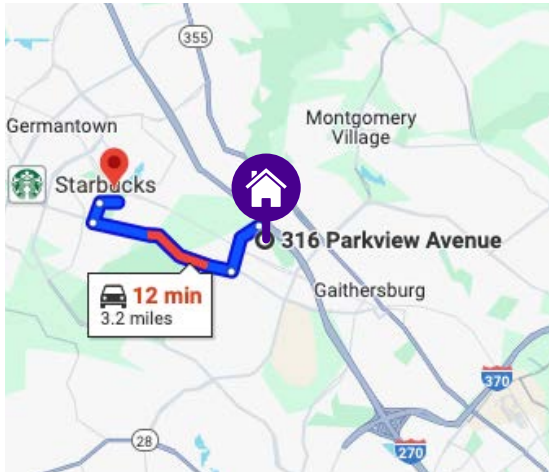
Lake Whetsone – 2.3 miles



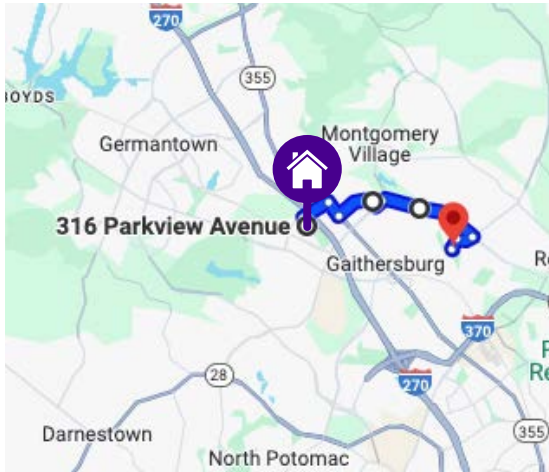
Bohrer Park – 3.2 miles

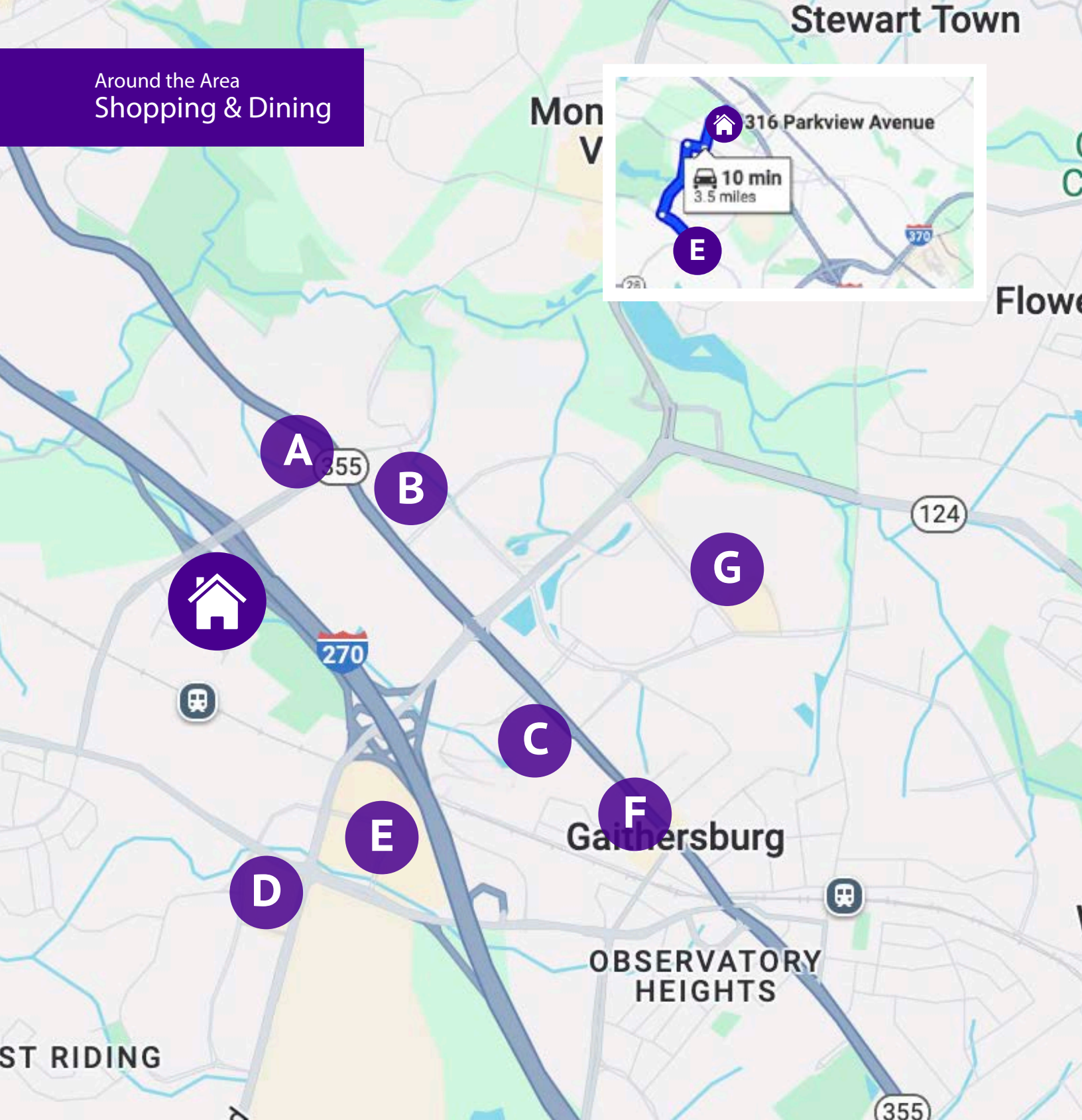


Gunners Branch Park – 3.2 miles



Kelley Park – 4.1 miles



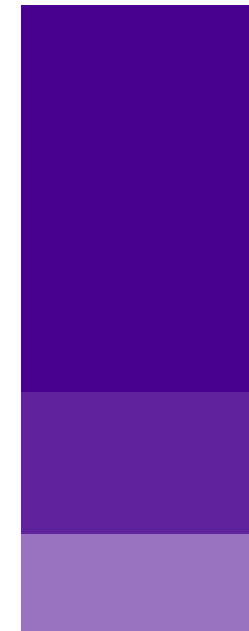
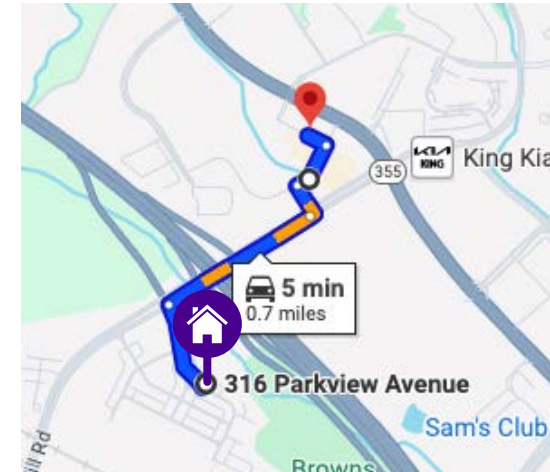


Around the Area Shopping & Dining

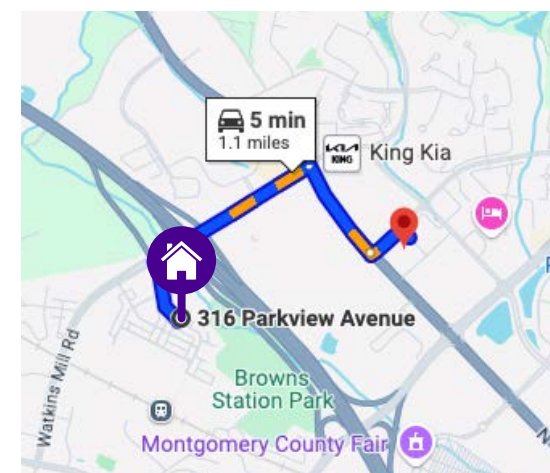
● Shopping & Dining

- | | |
|-------------------------------|---|
| A Shops at Spectrum | E Diamond Square |
| B Costco | F Gaithersowne Plaza |
| C Gaithersburg Square | G Montgomery Village Plaza |
| D Quince Orchard Plaza | H Kentlands Market Square & Kenlands Place |

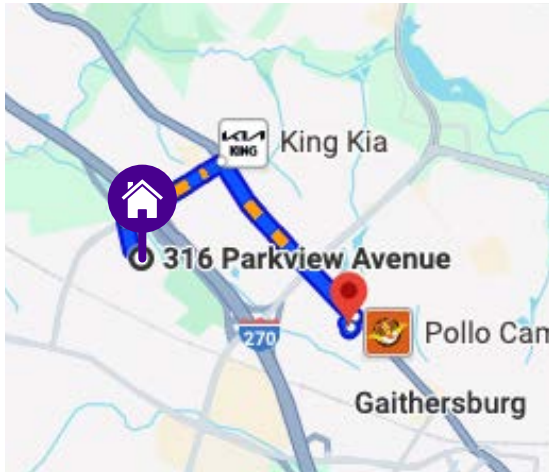
Shops at Spectrum – 0.7 miles



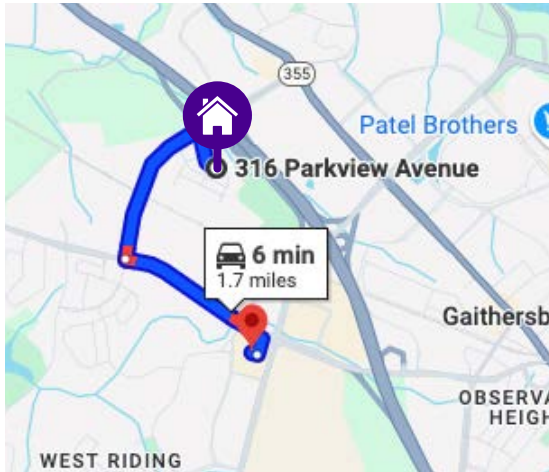
Costco – 1.1 miles



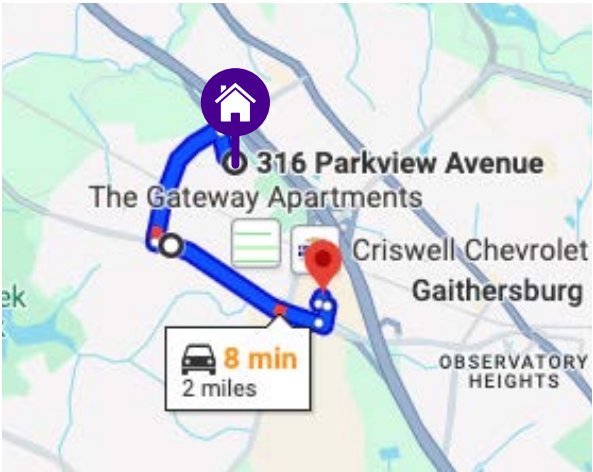
Gaithersburg Square – 1.6 miles



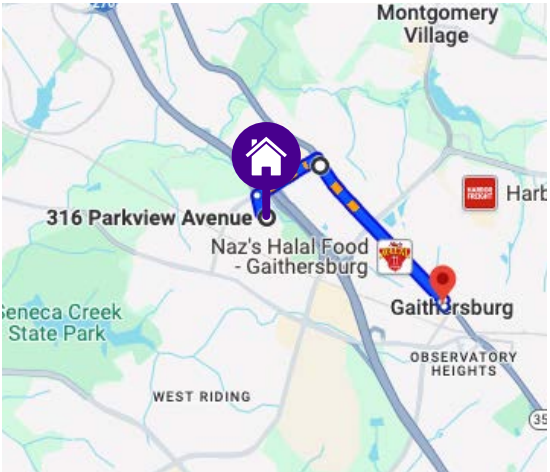
Quince Orchard Plaza – 1.7 miles



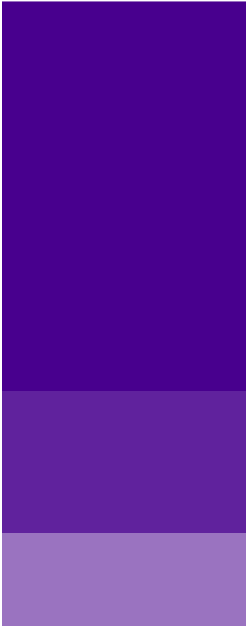
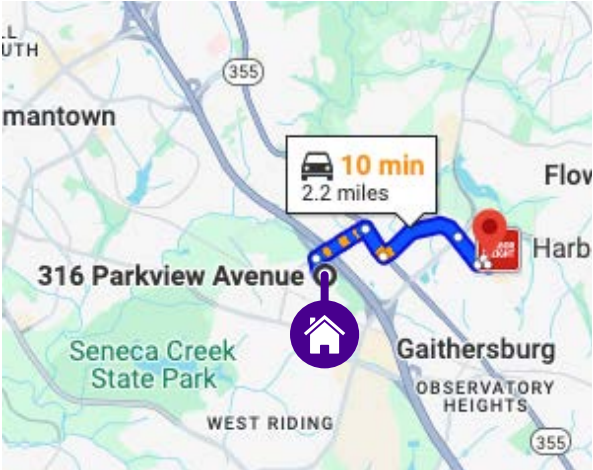
Diamond Square – 2 miles



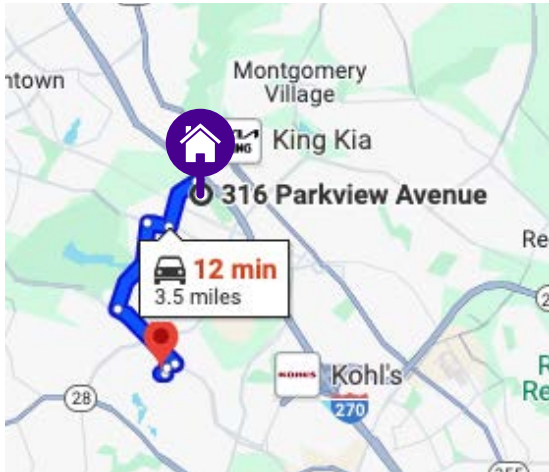
Gaitherstowne Plaza – 2.1 miles

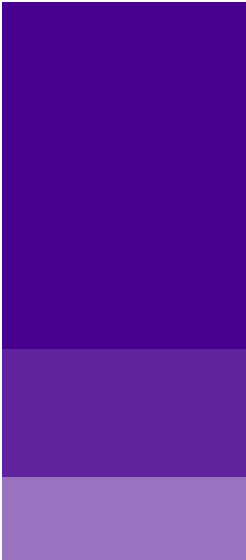


Montgomery Village Plaza – 2.2 miles



Kentlands Market Square & Kentlands Place – 3.5 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 316 Parkview Avenue.

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

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All information contained in this booklet is deemed reliable but not guaranteed. All prospective purchasers are strongly encouraged to perform all necessary due diligence, prior to writing an offer.





For more information visit

www.316Parkview.com

