



23223 Wolfson Drive West Potomac, MD 20787



PREPARED BY:
Jane Smith



PREPARED ON:
May 1, 2014

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About This Report

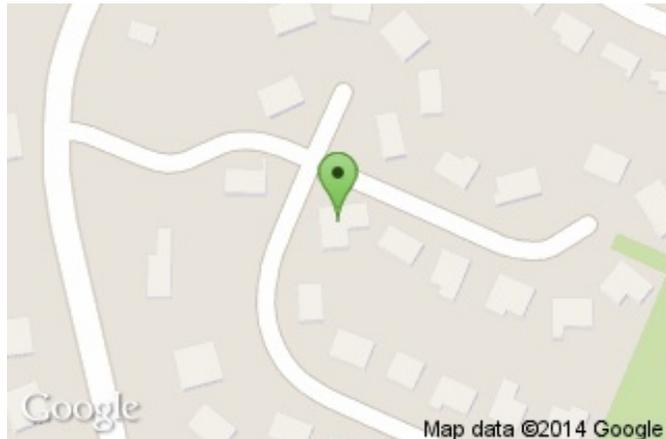
A comparative market analysis or CMA is a report designed to help buyers and sellers determine current market value. It is not intended to replace a professional appraisal or the guidance of a real estate agent, but in today's fast changing real estate market it can serve as a relatively quick method to determine a listing price or purchase offer. The CMA factors and compares recent sales, properties under contract and active listings in a similar area, price range and property condition. It can then be further broken down by property type, bedrooms, bathrooms, square footage and many other home features.

The comparative listings used in this report and the property data within those listings comes directly from the real estate professional's local Multiple Listing Service (MLS). The accuracy of the information is deemed reliable but not guaranteed and should be personally verified through inspection and/or appraisal.

Subject Property Details

23223 Wolfson Drive, West Potomac MD

\$889,000



Jane's Remarks

I have put together this complimentary competitive market analysis (CMA) to help you determine and establish "top market value" of your home.

In developing the CMA of your home I have compared and reviewed it with other properties which are currently for sale, under agreement, or which have recently closed. This comparative process uses the same data and approach most appraisers use and is probably the most widely recognized, accepted and reliable method for valuing residential real estate. It is known as the "market approach to value."

After careful review of the data, and considering the present market conditions, I would recommend a listing price of \$889,000. This was taken into consideration when adjusting the price to best fit your property in its present condition. Please let me know if you have any questions whatsoever.

Listing History

Date	Event	MLS #	Price
04/11/2014	Price Change	MC9897828	\$889,000
03/25/2014	Price Change	MC9897828	\$925,000
03/10/2014	For Sale	MC9897828	\$960,000
01/21/1997	Sold		\$432,000

Continued on next page...

Property Summary	Bedrooms	4	Year Built	1992
	Baths	4½	Taxes	\$9,090.43 (2013)
	Lot Size	0.28 acres	Subdivision	Quince Orchard Knolls
	Type	Detached	Stories	3
	Style		Ownership	Fee Simple
	Interior Features	Above Grade Area Finished 3594 sq. ft.		
Main Entrance Foyer				
Amenities Master Bath (Attached), Automatic Garage Door Opener, Bath Ceramic Tile, Built-in Bookcases, Cedar Closet, Chair Railing, Crown Molding, Double Vanities, Fireplace Gas Insert, Fireplace w/Glass Doors, Granite Counters, Master Bath Separate Shower, Master Bath Separate Tub, Master Walk-in Closet, Wainscotting, Access Only Attic, Full Master Bath				
Appliances Cooktop, Down Draft Cooktop, Dishwasher, Front Loading Dryer, Disposal, Front Loading Washer, 6-Burner Stove, Refrigerator, In-Wall Oven				
Has Attic Yes				
Has Basement Yes				
Basement Entrance Inside Access, Rear Entrance				
Basement Type Fully Finished				
Dining Kitchen Family Room Off Kitchen, Gourmet, Seperate Dining Room				
Fireplaces 3				
Lower Floor 1 1 Bath				
Main Floor 0.5 Baths				
Upper Floor 1 4 Beds, 3 Baths				
Exterior Features	Structure List Above Grade, Below Grade			
	Exterior Brick			
	Roof Asphalt Shingle			
Garage / Parking	Parking Garage			
	Garage Spaces 2			

Continued on next page...

Utilities

Cooling Fuel Electric
Cooling Heat Pump(s)
Heating Fuel Natural Gas
Heating Heat Pump(s)
Hot Water Natural Gas
Sewer Septic Public Sewer
Water Public

Condo / Coop / Association

HOA Fee 83
HOA Fee Frequency Annually

Schools

District	School	Rating
Montgomery County Public Schools	Thurgood Marshall Elementary School	8/10
Montgomery County Public Schools	Ridgeview Middle School	8/10
Montgomery County Public Schools	Quince Orchard High School	10/10

Subject Property Photos

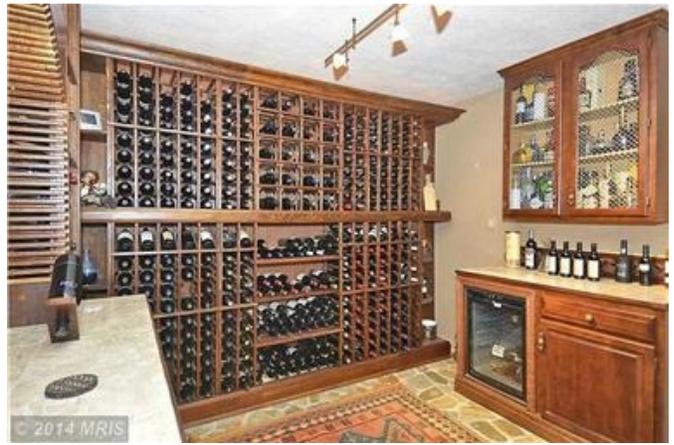
23223 Wolfson Drive, West Potomac MD

Photos

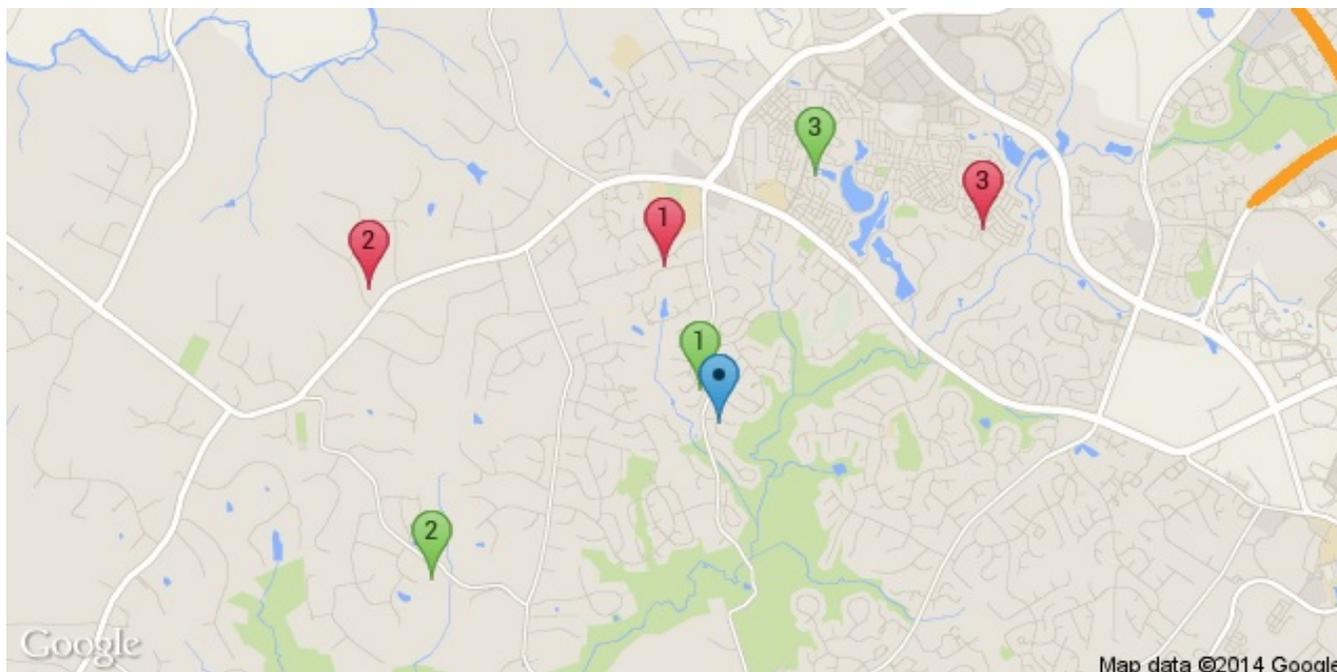








Map of Comparable Listings



Pin	Status	Address	Price
	Subject	23223 Wolfson Drive West Potomac, MD 20787	\$889,000
	For Sale	26229 Einstein Way West Potomac, MD 20787	\$749,900
	For Sale	25512 Rolling Leaf Drive Roethlisberger, MD 20787	\$948,888
	For Sale	332 Strawbury Street Roethlisberger, MD 20787	\$965,000
	Sold	23522 Fellowes Ln West Potomac, MD 20787	\$874,900
	Sold	24522 Leftfield Lane Roethlisberger, MD 20787	\$880,000
	Sold	1016 Starborn Street Roethlisberger, MD 20787	\$925,000

Comparison to Active Listings

Feature	Subject	For Sale #1	For Sale #2	For Sale #3
CURB APPEAL				
PROXIMITY	--	0.2 miles	1.4 miles	1.2 miles
LIST PRICE	\$889,000	\$749,900	\$948,888	\$965,000
LIST DATE	03/10/2014	02/27/2014	03/28/2014	03/28/2014
DAYS ON MARKET	52 Days	63 Days	34 Days	34 Days
BEDROOMS	4	4	4	4
BATHROOMS	4½	3½	4½	3½
LIVING AREA	5024 sq ft	4395 sq ft	6361 sq ft	--
LOT SIZE	0.28 acres	0.25 acres	2.48 acres	0.22 acres
TYPE	Detached	Detached	Detached	Detached
STYLE	N/A	N/A	N/A	N/A
YEAR BUILT	1992	1989	1978	1994
TAXES	\$9,090.43 (2013)	\$8,648.96 (2014)	\$9,716.27 (2013)	\$11,100.22 (2013)
OWNERSHIP	Fee Simple	Fee Simple	Fee Simple	Fee Simple
SUBDIVISION	Quince Orchard Knolls	Potomac Grove	Harvest Hunt Farm	Kentlands
STORIES	3	3	3	3
SOURCE	MLS	MLS	MLS	MLS
MLS #	MC9897828	MC7171521	MC7212375	MC7212522

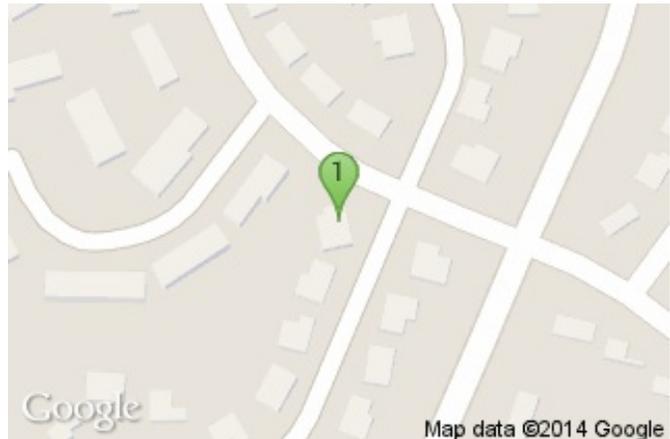
Comparison to Contract and Sold Listings

Feature	Subject	Sold #1	Sold #2	Sold #3
CURB APPEAL				
PROXIMITY	--	0.7 miles	1.7 miles	1.4 miles
LIST PRICE	\$889,000	\$874,900	\$880,000	\$925,000
LIST DATE	03/10/2014	03/25/2014	08/23/2013	08/30/2013
DAYS ON MARKET	52 Days	37 Days	251 Days	244 Days
BEDROOMS	4	4	4	4
BATHROOMS	4½	4½	4½	4½
LIVING AREA	5024 sq ft	4848 sq ft	4600 sq ft	5036 sq ft
LOT SIZE	0.28 acres	0.32 acres	2.00 acres	0.15 acres
TYPE	Detached	Detached	Detached	Detached
STYLE	N/A	N/A	Colonial	Colonial
YEAR BUILT	1992	2013	1984	2003
TAXES	\$9,090.43 (2013)	\$2,298.86 (2014)	\$8,632.06 (2012)	\$11,351.86 (2012)
OWNERSHIP	Fee Simple	Fee Simple	Fee Simple	Fee Simple
SUBDIVISION	Quince Orchard Knolls	Hallman Grove	Leftfield	Lakelands
STORIES	3	3	3	3
SOURCE	MLS	MLS	MLS	MLS
MLS #	MC9897828	MC9363889	MC9132457	MC9246981

For Sale Comp #1

26229 Einstein Way, West Potomac MD

\$749,900



Details

See Home Movie Tour! Regal brick colonial with large interior spaces. Huge kitchen with premium granite & breakfast area. Hardwoods in formal rooms & family room with vaulted ceiling, main level office & custom moldings throughout. Large master suite with cathedral ceilings, 'His' & 'Hers' walk-in closets & large master bath. Bright finished lower level & big back deck.

Listing History

Date	Event	MLS #	Price
04/24/2014	Price Change	MC7171521	\$749,900
02/27/2014	For Sale	MC7171521	\$775,000
09/11/2000	Sold		\$479,000

Property Summary

Bedrooms	4	Year Built	1989
Baths	3½	Taxes	\$8,648.96 (2014)
Lot Size	0.25 acres	Subdivision	Potomac Grove
Type	Detached	Stories	3
Style		Ownership	Fee Simple

Continued on next page...

Interior Features

Above Grade Area Finished 3340 sq. ft.

Main Entrance Foyer

Amenities Master Bath (Attached), Access Only Attic, Automatic Garage Door Opener, Bath Ceramic Tile, Crown Molding, Double Vanities, Granite Counters, Full Master Bath, Master Bath Separate Tub, Master Bath Separate Shower, Shades/Blinds, Built-in Bookcases, Master Walk-in Closet, Soaking Tub, Wall-to-Wall Carpet, Walk-in Closet(s), Wood Floors

Has Attic Yes

Has Basement Yes

Basement Entrance Connect Stair, Inside Access, Outside Entrance, Rear Entrance

Basement Type Full Daylight, Connecting Stairway, Fully Finished, Heated, Improved, Walkout Level, Windows, Rear Entrance

Dining Kitchen Family Room Off Kitchen, Gourmet, Seperate Dining Room, Kitchen Island, Breakfast nook

Walls Ceilings Cathedral Ceilings, 9'+ Ceilings, Vaulted Ceilings

Fireplaces 1

Main Floor 0.5 Baths

Upper Floor 1 4 Beds, 3 Baths

Exterior Features

Structure List Above Grade, Below Grade

Exterior Brick Front, Vinyl Siding

Roof Cedar/Shake

Exterior Features Deck

Garage / Parking

Parking Garage

Garage Spaces 2

Utilities

Cooling Fuel Electric

Cooling Central A/C, Ceiling Fan(s), Heat Pump(s), Zoned

Heating Fuel Natural Gas

Heating Central, Forced Air, Heat Pump(s), Zoned, Programmable Thermostat

Hot Water Natural Gas, 60+ Gallon Tank

Sewer Septic Public Sewer

Water Public

Continued on next page...

Condo /
Coop /
Association

HOA Fee 46.65
HOA Fee Frequency Monthly

Schools

District	School	Rating
Montgomery County Public Schools	Jones Lane Elementary School	8/10
Montgomery County Public Schools	Ridgeview Middle School	8/10
Montgomery County Public Schools	Quince Orchard High School	10/10

For Sale Comp #1 Photos

26229 Einstein Way, West Potomac MD

Photos





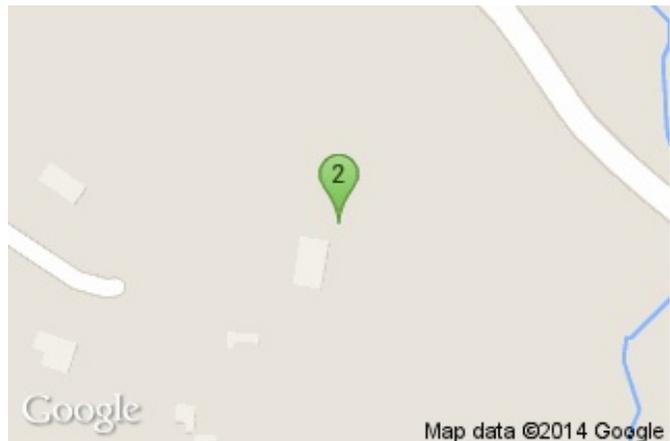




For Sale Comp #2

25512 Rolling Leaf Drive, Roethlisberger MD

\$948,888



Details

NOTE: ACTUAL SQ FT 6,361 total on all levels, tax record inaccurate. Great location, end of quiet culdesac wooded 2.5 acres. Tranquility and privacy. Overlooks sparkling pool from tiered deck. Very open sun filled plan, perfect for entertaining. Gourmet kitchen w/island & Sun room. MBR suite w/sitting rm & a priv balcony. LL full daylight walk out w/FB, workout rm, media rm & art studio.

Listing History

Date	Event	MLS #	Price
03/28/2014	For Sale	MC7212375	\$948,888
07/02/2013	Off Market	MC9221063	\$999,000
06/17/2013	For Sale	MC9221063	\$999,000
01/22/2002	Sold		\$660,000

Property Summary

Bedrooms	4	Year Built	1978
Baths	4½	Taxes	\$9,716.27 (2013)
Lot Size	2.48 acres	Subdivision	Harvest Hunt Farm
Type	Detached	Stories	3
Style		Ownership	Fee Simple

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Interior Features

Above Grade Area Finished 4236 sq. ft.

Main Entrance Center Hall, Foyer

Amenities Automatic Garage Door Opener, Crown Molding, Corian Counters, Master Bath Separate Shower, Master Bath Separate Tub, Full Master Bath, Wall-to-Wall Carpet, Walk-in Closet(s), Wood Floors

Appliances Central Vacuum, Down Draft Cooktop, Dishwasher, Disposal, Dryer, Energy Star Appliances, Extra Refrigerator/Freezer, Icemaker

Has Basement Yes

Basement Entrance Outside Entrance, Rear Entrance

Basement Type Fully Finished, Full, Walkout Level

Dining Kitchen Kitchen Island, Seperate Dining Room, Breakfast Room

Walls Ceilings 9'+ Ceilings, 2 Story Ceilings

Fireplaces 2

Lower Floor 1 1 Bath

Main Floor 0.5 Baths

Upper Floor 1 4 Beds, 3 Baths

Exterior Features

Structure List Above Grade, Below Grade

Exterior Brick, Hardiplank

Roof Asphalt Shingle

Exterior Features Tiered Deck

Lot Description Backs to Trees, Cul-de-sac

Garage / Parking

Parking Off-Street/Driveway, Garage, Faces Side

Garage Spaces 3

Utilities

Cooling Fuel Electric

Cooling Central A/C

Heating Fuel Electric

Heating Heat Pump(s), Forced Air, Zoned

Hot Water Electric

Sewer Septic Septic

Water Public

Continued on next page...

Condo /
Coop /
Association

HOA Fee Frequency Monthly

Schools

District	School	Rating
Montgomery County Public Schools	Darnestown Elementary School	9/10
Montgomery County Public Schools	John H. Poole Middle School	10/10
Montgomery County Public Schools	Northwest High School	10/10

For Sale Comp #2 Photos

25512 Rolling Leaf Drive, Roethlisberger MD

Photos



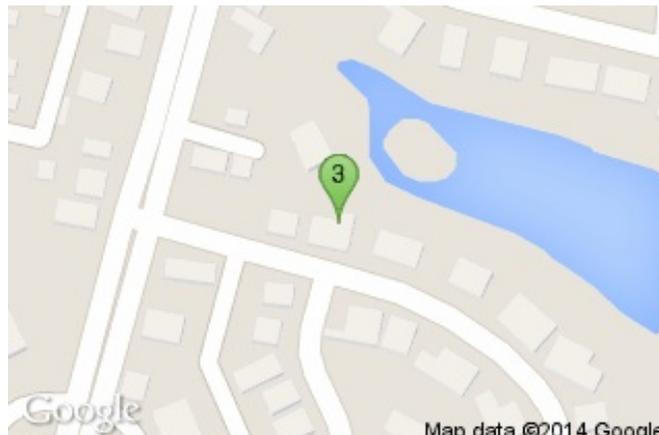






332 Strawbury Street, Roethlisberger MD

\$965,000



Details

Private lake lot! Beautiful Mitchell & Best set on one of Kentlands most prestigious streets. Gorgeous main level w/gleaming hardwoods, updated kitch w/Silestone. 3 fireplaces, private den, lg master w/hardwood floor, tray ceiling. Finished, walk-out bsmt w/bonus room, 3rd full bath & rec room w/3rd Fireplace. Shaded back porch/patio looks out to retreat-like back yard & lake. Private driveway.

Listing History

Date	Event	MLS #	Price
04/07/2014	Price Change	MC7212522	\$965,000
03/28/2014	For Sale	MC7212522	\$999,998
12/10/2010	Sold	MC8496473	\$915,000
07/09/2010	For Sale	MC8496473	\$947,500
02/07/2009	For Sale	MC7088756	\$1,050,000
09/08/2008	For Sale	MC7978861	\$1,150,000

Property Summary

Bedrooms	4	Year Built	1994
Baths	3½	Taxes	\$11,100.22 (2013)
Lot Size	0.22 acres	Subdivision	Kentlands
Type	Detached	Stories	3
Style		Ownership	Fee Simple

Continued on next page...

Interior Features

Amenities Master Bath (Attached), Automatic Garage Door Opener, Built-in Bookcases, Chair Railing, Crown Molding, Double Vanities, Fireplace Mantels, Master Bath Separate Shower, Master Bath Separate Tub, Full Master Bath, Master Walk-in Closet, Shades/Blinds, Soaking Tub, Wall-to-Wall Carpet, Wood Floors

Appliances Down Draft Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, In-Wall Oven, Refrigerator, Washer

Has Attic Yes

Has Basement Yes

Basement Entrance Outside Entrance, Rear Entrance

Basement Type Fully Finished, Outside Entrance, Walkout Level

Dining Kitchen Breakfast Room, Kitchen Island, Kitchen-Table Space, Separate Dining Room, Eat-In Kitchen

Fireplaces 3

Lower Floor 1 1 Bath

Main Floor 0.5 Baths

Upper Floor 1 4 Beds, 2 Baths

Exterior Features

Roof Cedar/Shake

Exterior Features Deck, Patio, Front Porch

Lot Description Water View

Garage / Parking

Parking Garage

Garage Spaces 2

Utilities

Cooling Fuel Electric

Cooling Central A/C

Heating Fuel Natural Gas

Heating Forced Air

Hot Water Natural Gas

Sewer Septic Public Sewer

Water Public

Continued on next page...

Condo /
Coop /
Association

HOA Fee 111.99

HOA Fee Frequency Monthly

Community Amenities Basketball Courts, Common Grounds, Community Center, Exercise Room, Jog/walk Path, Outdoor Pool, Tennis Courts, Tot Lot(s)/Playground

Community Fee Includes Management, Pool(s), Recreational Facility, Snow Removal, Tennis Courts, Tot Lot(s)/Playground, Exercise Room

Schools

District	School	Rating
Montgomery County Public Schools	Rachel Carson Elementary School	8/10
Montgomery County Public Schools	Lakelands Park Middle School	9/10
Montgomery County Public Schools	Quince Orchard High School	10/10

For Sale Comp #3 Photos

332 Strawbury Street, Roethlisberger MD

Photos





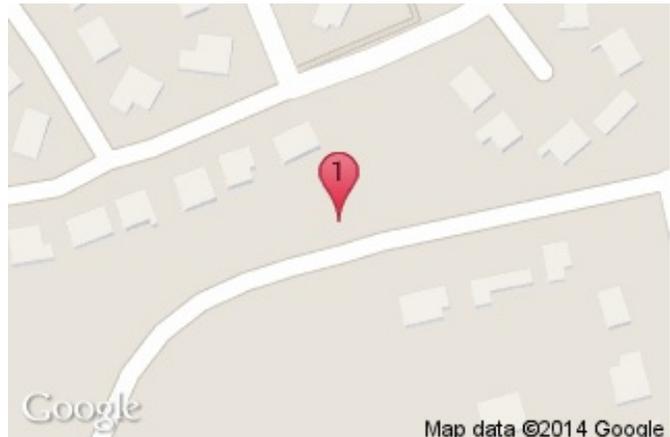




Sold Comp #1

23522 Fellowes Ln, West Potomac MD

\$874,900



Details

MAR Contract OK. \$8000 credit towards closing with use of Builder's preferred lender. Special addenda required. Call helpful listing agent with any questions.

Listing History

Date	Event	MLS #	Price
03/25/2014	Sold	MC9363889	\$874,900
02/08/2014	Contract	MC9363889	--
01/13/2014	For Sale	MC9363889	\$874,900
01/05/2014	Off Market	MC9240143	\$899,900
07/20/2013	For Sale	MC9240143	\$949,900

Property Summary

Bedrooms	4	Year Built	2013
Baths	4½	Taxes	\$2,298.86 (2014)
Lot Size	0.32 acres	Subdivision	Hallman Grove
Type	Detached	Stories	3
Style		Ownership	Fee Simple

Continued on next page...

Interior Features

Room List Dining, Master Bed, 2nd Bed, 3rd Bed, 4th Bed, Kitchen, Recreation, Family, Den, Garage, Breakfast, Den/Study, Laundry (Upper Level)

Above Grade Area Finished 3710 sq. ft.

Main Entrance Two Story Foyer

Amenities Chair Railing, Crown Molding, Granite Counters, Master Walk-in Closet, Master Bath Separate Shower, Master Bath Separate Tub, Separate Vanities, Sump Pump, Soaking Tub, Wall-to-Wall Carpet, Walk-in Closet(s), Wood Floors, Bath Ceramic Tile, Washer/Dryer Hookup

Appliances Cooktop, Dishwasher, Disposal, Exhaust Fan, In-Wall Oven, Refrigerator

Has Attic Yes

Has Basement Yes

Basement Entrance Connect Stair, Rear Entrance

Basement Type Fully Finished, Sump Pump, Outside Entrance

Dining Kitchen Kitchen Island, Family Room Off Kitchen, Separate Dining Room, Breakfast Room

Walls Ceilings 2 Story Ceilings, 9'+ Ceilings, Other, Tray Ceilings, Beamed Ceilings, Dry Wall

Fireplaces 1

Lower Floor 1 1 Bath

Main Floor 0.5 Baths

Upper Floor 1 4 Beds, 3 Baths

Exterior Features

Structure List Above Grade, Below Grade

Exterior Brick Front, Stone, Vinyl Siding

Roof Asphalt Shingle, Composite

Exterior Features Front Porch

Garage / Parking

Parking Garage, Off-Street/Driveway

Garage Spaces 2

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Utilities

Cooling Fuel Electric
Cooling Central A/C
Heating Fuel Natural Gas
Heating Forced Air, Zoned
Hot Water Natural Gas, 60+ Gallon Tank
Sewer Septic Public Sewer
Water Public

Condo / Coop / Association

HOA Fee 124
HOA Fee Frequency Monthly
Community Fee Includes Tot Lot(s)/Playground, Trash Removal, Snow Removal

Schools

District	School	Rating
Montgomery County Public Schools	Thurgood Marshall Elementary School	8/10
Montgomery County Public Schools	Ridgeview Middle School	8/10
Montgomery County Public Schools	Quince Orchard High School	10/10

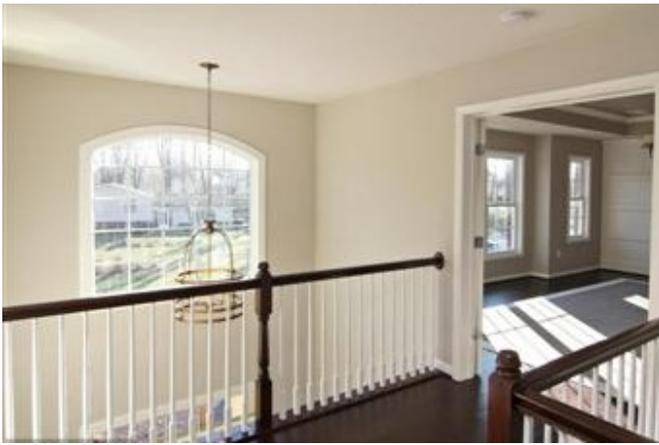
Sold Comp #1 Photos

23522 Fellowes Ln, West Potomac MD

Photos









Sold Comp #2

24522 Leftfield Lane, Roethlisberger MD

\$880,000



Details

LIV AREA IS 3,500 S.F.+ 1100 REC RM. TAX WRG,CUST NEW ENGLAND REMODELED INSIDE/OU COLONIAL FULL FRT PORCH W/SCENIC VIEWS, CIRC DRIVE, SERV/MUD ROOM 2ND ENTRANCE, HIGH END APPLIANCES, FULL WALL STONE F/P, PIANO SIZE LR W/BOX BAY, 14 x 16 DR, UPDATED MASTER BATH, GUEST ROOM W/BALCONY. HEATED POOL W/AUTO SECURITY COVER, LOVELY PERRENIALS/LANDSCAPING. POPULAR CLOSE IN ESTATE COMMUNITY of 55 homes.

Listing History

Date	Event	MLS #	Price
08/23/2013	Sold	MC9132457	\$880,000
05/28/2013	Contract	MC9132457	--
05/02/2013	Price Change	MC9132457	\$949,900
04/18/2013	Price Change	MC9132457	\$965,000
04/02/2013	Price Change	MC9132457	\$979,900
03/01/2013	For Sale	MC9132457	\$999,900
07/26/2005	Sold	MC6420149	\$1,112,000
07/18/2005	For Sale	MC6420149	\$1,112,000

Property Summary

Bedrooms	4	Year Built	1984
Baths	4½	Taxes	\$8,632.06 (2012)
Lot Size	2.00 acres	Subdivision	Leftfield
Type	Detached	Stories	3
Style	Colonial	Ownership	Fee Simple

Continued on next page...

Interior Features

Room List Living Room, Kitchen, Foyer, Dining, Master Bed, 2nd Bed, 3rd Bed, 4th Bed, Recreation, Family, Breakfast, Laundry/Kitchen, Laundry, Storage, Mud Room

Above Grade Area Finished 3500 sq. ft.

Main Entrance Center Hall, Foyer, Two Story Foyer

Amenities Automatic Garage Door Opener, Bath Ceramic Tile, Chair Railing, Crown Molding, Curved Stair, Drapery Rods, Drapes/Curtains, Fireplace Equip., Granite Counters, Master Walk-in Closet, Shades/Blinds, Wainscotting, Walk-in Closet(s), Washer/Dryer Hookup, Master Bath (Attached), Master Bath Separate Shower, Master Bath Separate Tub, Full Master Bath, Wall-to-Wall Carpet, Wet Bar

Appliances Double Oven, Self-Cleaning Oven, In-Wall Oven, Disposal, Refrigerator, Washer

Has Attic Yes

Has Basement Yes

Basement Type Full, Fully Finished

Dining Kitchen Gourmet, Kitchen Island, Seperate Dining Room

Walls Ceilings 9'+ Ceilings, Dry Wall

Fireplaces 1

Lower Floor 1 1 Bath

Main Floor 0.5 Baths

Upper Floor 1 4 Beds, 3 Baths

Exterior Features

Structure List Above Grade, Below Grade

Exterior Fiber Cement Siding

Roof Shingle/Architect, Fiberglass Shingle

Exterior Features Balcony, Deck, Flood Lights, Horses Allowed, Split Rail Fence, Street Lights, Fence, Multiple Decks, Invisible Fence, Rear Fence, Front Porch

Lot Description Private, Landscaping

Exposure East, Scenic Vista, West

Garage / Parking

Parking Circular Driveway, Garage, Faces Side, Garage Door Opener, Asphalt Driveway

Garage Spaces 2

Continued on next page...

Utilities	Cooling Fuel Electric Cooling Central A/C, Heat Pump(s), Zoned Heating Fuel Electric Heating Forced Air, Heat Pump(s), Zoned Hot Water Electric Sewer Septic Septic Water Public		
Condo / Coop / Association	HOA Fee 32 HOA Fee Frequency Monthly Community Amenities Fencing, Horse Trails Community Fee Includes Reserve Funds, Master Insurance Policy		
Schools	District Montgomery County Public Schools Montgomery County Public Schools Montgomery County Public Schools	School Darnestown Elementary School John H. Poole Middle School Northwest High School	Rating 9/10 10/10 10/10

Sold Comp #2 Photos

24522 Leftfield Lane, Roethlisberger MD

Photos



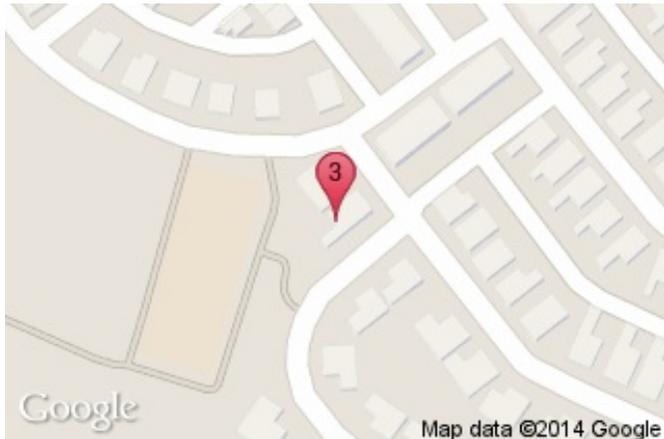






1016 Starborn Street, Roethlisberger MD

\$925,000



Details

Perfection! NV Dartmouth with gleaming hardwoods, rich granite, gorgeous upgraded cabinets, stainless appliances, huge kitchen island. Neutral 2 tone paint w crown molding, chair railing, & box molding. Cozy FP in FR. Screen Porch leading to 2 car gar & private landscaped fenced yard. Lg master ste w sitting rm & lux bath. HUGE rec rm in lower level. Huge floored attic over gar.

Listing History

Date	Event	MLS #	Price
08/30/2013	Sold	MC9246981	\$925,000
07/21/2013	Contract	MC9246981	--
07/17/2013	For Sale	MC9246981	\$925,000
06/16/2009	Sold	MC9176035	\$900,000
05/22/2009	For Sale	MC9176035	\$919,900

Property Summary

Bedrooms	4	Year Built	2003
Baths	4½	Taxes	\$11,351.86 (2012)
Lot Size	0.15 acres	Subdivision	Lakelands
Type	Detached	Stories	3
Style	Colonial	Ownership	Fee Simple

Continued on next page...

Interior Features

Room List Living Room, Kitchen, Library, Dining, Master Bed, 2nd Bed, 3rd Bed, 4th Bed, Recreation, Family, Storage

Above Grade Area Finished 3536 sq. ft.

Main Entrance Two Story Foyer

Amenities Automatic Garage Door Opener, Bath Ceramic Tile, Chair Railing, Crown Molding, Double Vanities, Double/Dual Staircase, Granite Counters, Master Walk-in Closet, Shades/Blinds, Sump Pump, Soaking Tub, Walk-in Closet(s), Wood Floors, Master Bath (Attached), Floored Attic, Pull-Down Attic Stairs, Fireplace Mantels, Master Bath Separate Shower, Master Bath Separate Tub, Full Master Bath, Wall-to-Wall Carpet

Appliances Double Oven, Self-Cleaning Oven, In-Wall Oven, Gas Oven/Range, Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Microwave, Refrigerator, Washer

Has Attic Yes

Has Basement Yes

Basement Entrance Inside Access

Basement Type Full, Fully Finished

Dining Kitchen Family Room Off Kitchen, Breakfast Room, Gourmet, Kitchen Island, Seperate Dining Room, Kitchen-Table Space

Walls Ceilings 9'+ Ceilings, Tray Ceilings, Dry Wall

Fireplaces 1

Lower Floor 1 1 Bath

Main Floor 0.5 Baths

Upper Floor 1 4 Beds, 3 Baths

Exterior Features

Structure List Above Grade, Below Grade

Exterior Combination, Vinyl Siding

Roof Composite

Exterior Features Deck, Fully Fenced

Lot Description Backs to Trees, Private

Garage / Parking

Parking Garage

Garage Spaces 2

Continued on next page...

Utilities	Cooling Fuel Electric
	Cooling Central A/C, Zoned
	Heating Fuel Natural Gas, Electric
	Heating Central, Zoned
	Hot Water Natural Gas
	Sewer Septic Public Sewer
	Water Public

Condo / Coop / Association	HOA Fee 80
	HOA Fee Frequency Monthly
	Community Amenities Common Grounds, Lake, Meeting Room, Picnic Area, Exercise Room, Outdoor Pool, Tot Lot(s)/Playground
	Community Fee Includes Tot Lot(s)/Playground, Pool(s), Management, Snow Removal, Trash Removal

Schools	District	School	Rating
	Montgomery County Public Schools	Rachel Carson Elementary School	8/10
	Montgomery County Public Schools	Lakelands Park Middle School	9/10
	Montgomery County Public Schools	Quince Orchard High School	10/10

Sold Comp #3 Photos

1016 Starborn Street, Roethlisberger MD

Photos









Subject Property Value Analysis

23223 Wolfson Drive, West Potomac MD

Analysis



Jane's Remarks:

I have put together this complimentary competitive market analysis (CMA) to help you determine and establish "top market value" of your home.

In developing the CMA of your home I have compared and reviewed it with other properties which are currently for sale, under agreement, or which have recently closed. This comparative process uses the same data and approach most appraisers use and is probably the most widely recognized, accepted and reliable method for valuing residential real estate. It is known as the "market approach to value."

After careful review of the data, and considering the present market conditions, I would recommend a listing price of \$889,000. This was taken into consideration when adjusting the price to best fit your property in its present condition. Please let me know if you have any questions whatsoever.

Comps	Low	Median	Average	High
ALL LISTINGS	\$749,900	\$902,500	\$890,615	\$965,000
ACTIVE LISTINGS	\$749,900	\$948,888	\$887,929	\$965,000
CONTRACT / SOLD LISTINGS	\$874,900	\$880,000	\$893,300	\$925,000

Analysis of the comparable properties suggests a price range of:

\$800,100 to \$977,900