



## 4355 Boundary Place, Brandywine, MD 20613

**4**

BEDROOMS

**3.5**

BATHROOMS

**2x2**

CAR  
GARAGE

**\$4,658**

ANNUAL  
TAXES

**1,924+**

SQUARE  
FEET

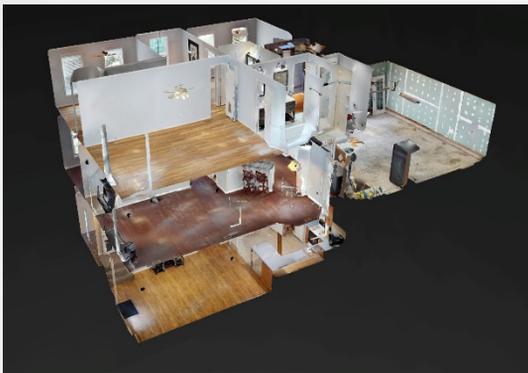
**3.14**

ACRES

**1999**

YEAR  
BUILT

## Immersive 3-D Virtual Tour: [4355.AlexSaenger.com](http://4355.AlexSaenger.com)



Updated country living at it's finest. Nestled in the woods on a private drive, this home has it all. Large driveway with 2 car garage and large 2-bay shed/detached garage, big enough for both an RV and a boat on it's trailer. Fenced in dog space, firepit, large deck, riding trails and the ability for nature walks on the property. The inside has wood flooring throughout, modern kitchen and in-law/rental apartment on the lower level with additional laundry room.



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301-251-1221 x1000



**SAENGER GROUP**

Homes@AlexSaenger.com



Nestled in the woods on a private drive, this property boasts over 3 acres of wooded land, 4-wheeler riding trails, fire pit, large deck off the living room, and a massive workshop shed.



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This large shed/workshop has plenty of storage and is enough deep enough to fit an RV and a boat on a trailer.

Also for sale are this Red Skins nobby-tired golf cart and 4-wheeler with snowplow attachment.

They can be bundled into the home sale or sold individually.



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Enter this home through the 2-story foyer. The dining room features wood flooring, updated modern lighting, and connects directly to the kitchen.



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The office features double French doors and wood flooring with a great view of the front yard. There is also a half bath off the foyer, adjacent the living room.



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The living room offers a large propane gas fireplace, television with surround sound, overhead fan and easy access to the deck. The living room also flows into the eat-in kitchen.



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The kitchen features modern stainless steel appliances with granite counters and wood floors. There is also a breakfast bar with new lighting, space for a dining table, and large stacked front facing main level washer and dryer.



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The large owners suite offers hardwood floors, television wall mount, remote to control the fan, and a large master bath with a walk in closet.



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The Master Bathroom features contemporary double sinks with separate mirrors, a standing shower, and a jacuzzi tub. There is a private rest room and walk-in closet with built-in storage.



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Step outside the owners suite and look upon the foyer. Just off the upstairs landing is a full bath, shared between the second and third bedroom.



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The 2<sup>nd</sup> bedroom features hardwood floors, a large closet with built-in storage, and an overhead fan, and wall mounting for a television. It also has great views of the front yard.



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The 3<sup>rd</sup> bedroom features hardwood floors, a closet with built-in shelving, and an overhead fan.



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The lower level offers it's own private suite. Perfect as an in-law suite or rental unit (Owner was collecting \$800/month for lower level tenant). The lower level features built-in surround sound and a private outside entrance.



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The 4<sup>th</sup> bedroom offers carpeted floor with a large walk in closet with mirror, and a large full bathroom. The bathroom offers linoleum floors, a built-in medicine cabinet, and large full shower/tub.



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The Kitchen features a breakfast bar, plenty of storage space, a refrigerator, oven and hood, dishwasher and microwave. It also connects to the lower level laundry room with space for additional storage.



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# List of Recent Home Improvements

ITEM	COST
Basement Renovation + Wet Bar	\$85,000
Laundry and Bathroom Renovations	\$60,220
Gazebo with Fireplace	\$50,000
Deck	\$39,500
Pool Refinish/Update	\$26,775
Deck Undercover	\$13,671
Professional Landscaping	\$11,000
Great Room Stone Wall	\$10,000
Garage Cabinets	\$9,743
Shed	\$5,226
Updated Window Treatments and replacements	\$10,260
Garage Floor	\$4,335
Sauna & Changing Room	\$2,100
Fireplace	\$894
New Appliances (2 Dishwashers, Washer and Dryer)	\$3,181

**GRAND TOTAL:**

**\$331,905**



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# Your Home's Lifestyle Worksheets – Page 1

## Top 5 Community Amenities

- 1) Property borders Muddy Branch Valley Stream Park
- 2) Athletic fields, basketball court, playground within 3 Miles
- 3) Maryland Soccer Plex & Discover Sports Center within 5 Miles
- 4) Darnestown Pool & Racquet Club within 4 Miles

## Top Commuting/Transportation Assets

Closest Bus Stop Intersection:

- RT28 & Seneca Road

Closest Train Stops (Metro/MARC)

- Shady Grove Metro
- Metropolitan Grove MARC Train

Closest Airports (Ranked by Distance)

1. Reagan National (DCA)
2. Dulles International (IAD)
3. Baltimore Washington International (BWI)

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

- 270, Exit 9, Sam Eig Highway



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# Your Home's Lifestyle Worksheets – Page 2

## Top 5 Lifestyle Benefits of Your Home

- 1) Private
- 2) 8 Acre Lake – Fishing & Boating in your back yard
- 3) Muddy Branch Park – Hiking in your back yard
- 4) Harris Teeter less than 2 Miles away
- 5) Large yard to play in with family & pets

## Top 5 Favorite Nearby Restaurants

- 1) Coal Fire Pizza - Kentlands
- 2) Coastal Flats – Downtown Crown
- 3) Ted's Montana Grill – Downtown Crown
- 4) Pourhouse – Downtown Crown
- 5) Batik Asian & Dumpling Bar
- 6) Not Your Average Joes - Kentlands

## Closest Coffee Shops

- 1) Starbucks – Harris Teeter
- 2) Starbucks – Quince Orchard Rd & RT28
- 3) Starbucks – Kentlands
- 4) Black Lion Café – Travilah Gateway



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# Your Home's Lifestyle Worksheets – Page 3

## Closest Grocery Stores

- 1) Harris Teeter – RT28 & Seneca Rd
- 2) Safeway – RT28 & Quince Orchard Blvd
- 3) Whole Foods – Kentlands
- 4) Giant - Kentlands

## Favorite Nearby Shops

- 1) Lowes - Kentlands
- 2) Target – Washingtonian Center/Rio
- 3) Dick's Sporting Goods – Washingtonian Center/Rio
- 4) Great Gatherings – Downtown Crown
- 5) Montgomery Mall – Democracy Blvd

## Hidden Gems!

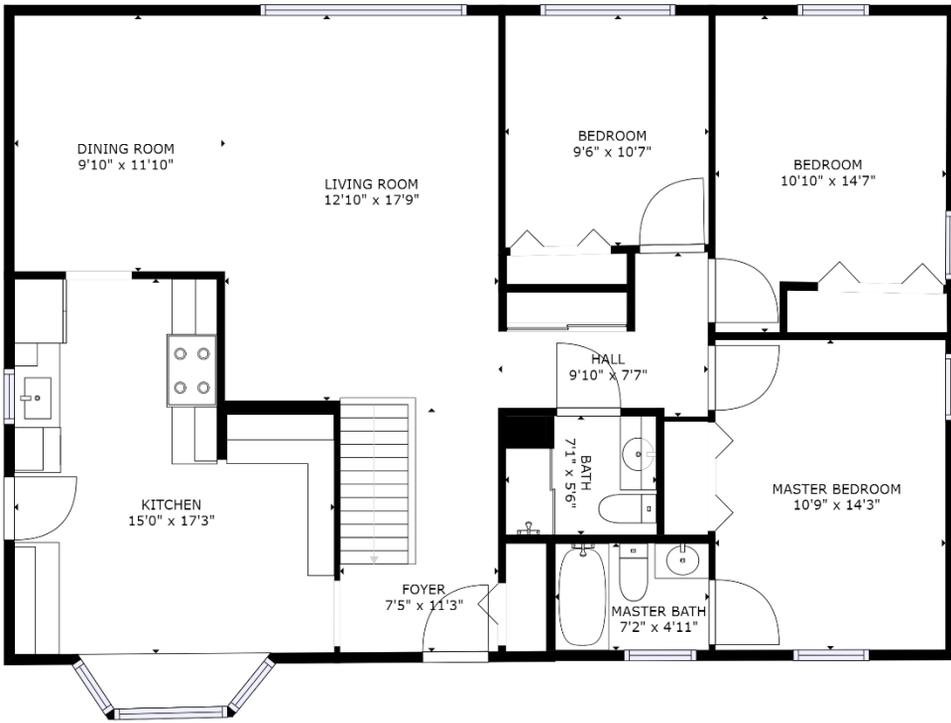
- 1) YoYogi (Sushi) - Kentlands
- 2) Artisan's Gifts – Quince Orchard & RT28
- 3) Anything Bundt Cakes – Quince Orchard & RT28
- 4) Bikram Yoga – Hot Yoga – Perry Parkway
- 5) Wine Harvest - Kentlands



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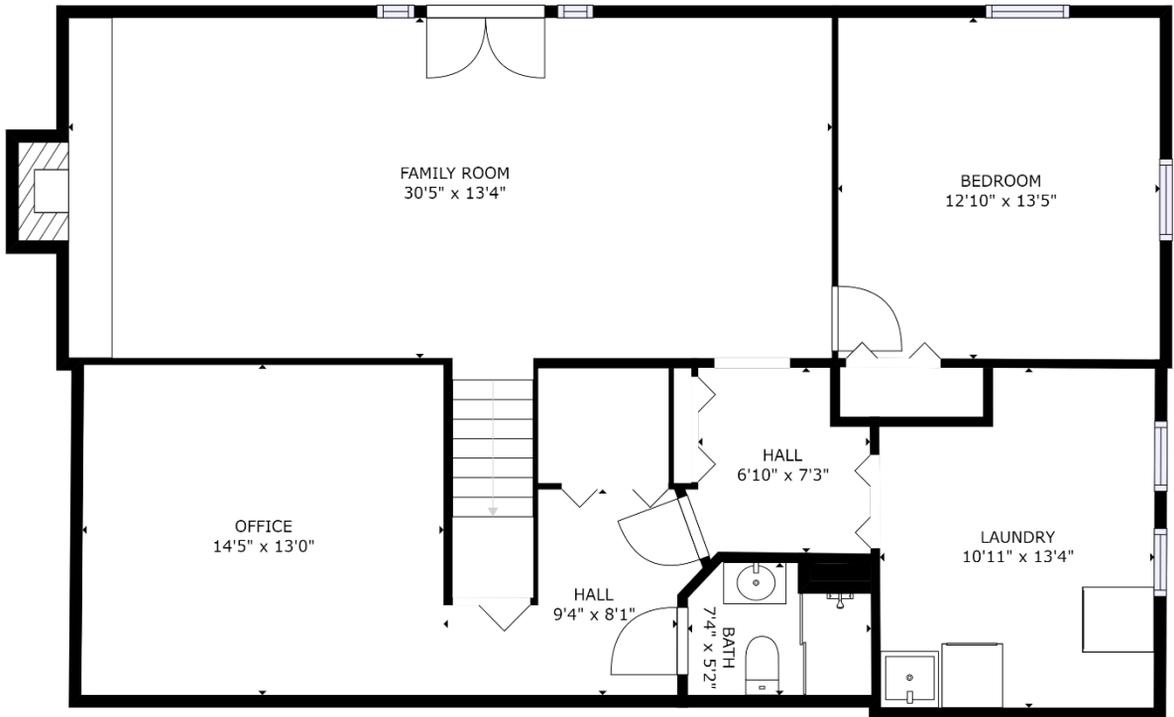


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FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1160 sq ft, FLOOR 2: 1279 sq ft  
 TOTAL: 2439 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 1160 sq ft, FLOOR 2: 1279 sq ft  
 TOTAL: 2439 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 Homes@AlexSaenger.com

# Offer Submission Guidelines

Please submit all offers via email to: [Alex@AlexSaenger.com](mailto: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](mailto: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?

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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?

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

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# 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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Headquarters: 430 North Michigan Avenue, Chicago, IL 60611  
DC Office: 500 New Jersey Avenue, NW, Washington, DC 20001-2020  
1-800-874-6500



3D Virtual Tour Online: [14601.AlexSaenger.com](http://14601.AlexSaenger.com)

14601 Mockingbird Dr, Germantown, MD 20874

Saenger Group uses Matterport technology to bring our listings directly to you with a 3D Virtual Tour. Step inside, look around, and if you have VR capability, view the home from your headset. Also available is the dollhouse view where you can see an overhead scan of the entire home.



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