TURNINGPOINT REAL ESTATE

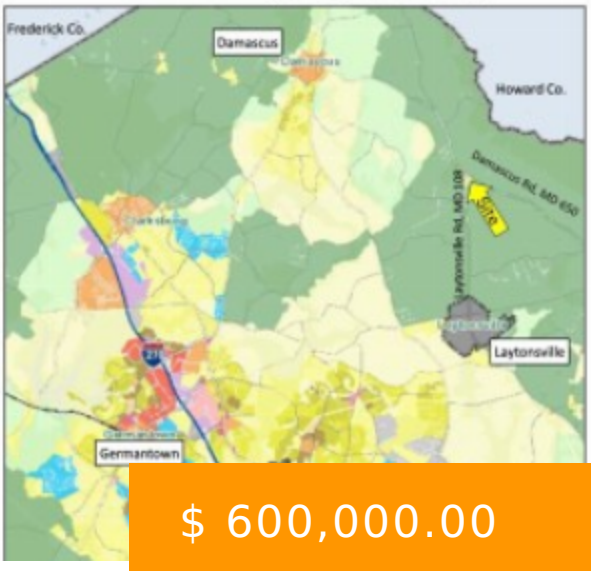
6910 Damascus Rd
Gaithersburg, MD 20882

SDAT: 01-00001538
Deed Ref: L 25624 / F 455
7.55± acres, 6 Bedroom Perc
(Pending Plat Recordation)

Far from the maddening crowd but close to essential services and amenities, this 7.55± acre lot is truly a rare find in the bucolic northern Montgomery County countryside nestled next to the unincorporated community of Etchison. Located only 2.9 miles north of historic Laytonsville (1892) and only 4.7 miles southeast of Damascus, it has an approved Six (6) bedroom perc. Zoned in and surrounded by the Agricultural Reserve (AR) you won't have to worry about major developments impacting your pastoral views or peace and quiet. With 7.55± acres you'll have plenty of land to design and site your dream home and have plenty of open space for numerous recreational or outdoor activities such tennis courts, swimming pool, horses, small scale farming etc. Listed at $600,000.

Property Highlights:

- **Land:** 7.56± Acres, (1.52 ± ac. will be in Forest Conservation)
- **Zoning:** Agricultural Reserve Zone (AR)
- **Well:** existing well 4 gpm **Perc:** approved for Six (6) Bedrooms
- **Existing structure:** 1,600 sq. ft. (40' x 40')
- **Nearest Fire & Rescue Station:** Laytonsville District Volunteer Fire Department, , approx. 3.3 miles, 5 minutes
- **Schools:**
  Laytonsville ES, approx. 6 miles, 12 minutes
  Baker MS, approx. 3.3 miles, 6 minutes
  Damascus HS, approx. 5.4 miles, 10 minutes
- **Closest major grocery stores/fast food:** Weis/Safeway Damascus



$ 600,000.00

LAND FOR SALE: 7.55 ± AC LOT, 6 BEDROOM PERC • DAMASCUS, MD

https://turningpointcre.com

PRICE REDUCTION TO $600k! Far from the crowd but close to essential services and amenities, this 7.55± acre lot is truly a rare find in the bucolic northern Montgomery County countryside nestled next to the unincorporated community of Etchison. Located only 2.9 miles north of historic Laytonsville (1892) and...

6910 Damascus Rd, Gaithersburg, MD 20882, USA

- LAND WITH OUTBUILDING
- FEATURED, FOR SALE

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BASIC FACTS

Lot size: 7.55 acres

Type: LAND WITH OUTBUILDING