

MacRo^{LTD.}

REAL ESTATE SERVICESTM



Only 2 Home Sites Remain!

Nestled in the foothills of Gambrill State Park, this community of 6 building lots offer open and partially wooded sites that range from 1.26 acres to 5 acres. Located less than 5 miles northwest from the heart of Historic Downtown Frederick, this community is easily accessible to shopping, schools and highways.



ROCKY MACKINTOSH | OWNER / BROKER

5300 Westview Drive, Suite 302

Frederick, Maryland 21703

Email: rocky@macroltd.com

Mobile: 301-748-5655

Phone: 301-698-9696 ext. 202

Fax: 301-698-9571

Land & Commercial Real Estate Services | www.macroltd.com

PRESENTING

LEGAL: Tax Map 0056, Parcel 0583

ZONING: Frederick County Residential Density District 1 (R1) — The purpose of the Residential Density District 1 (R1) is to promote healthful and convenient distribution of population with sufficient densities to maintain a high standard of physical design and community service. The residential density district (R1) will conform to the County Comprehensive Plan and will be located within areas identified for residential development. The districts, as a group, are intended to provide for a variety of dwelling types and densities and to offer housing choices at various economic levels. It is further the intent to establish various densities of residential developments in order to efficiently and effectively provide for necessary public services and facilities. An exception to the maximum density is allowed under the MPDU program in accordance with 1-19-8.620. The location of the districts will be consistent with the standards, criteria, and location as specified in the County Comprehensive Development Plan. (Ord. No. 77-1-78, § 40-53, 1-24-77; Ord. 02-26-322, 11-21-2002; Ord. 08-26-502, 10-14-2008).

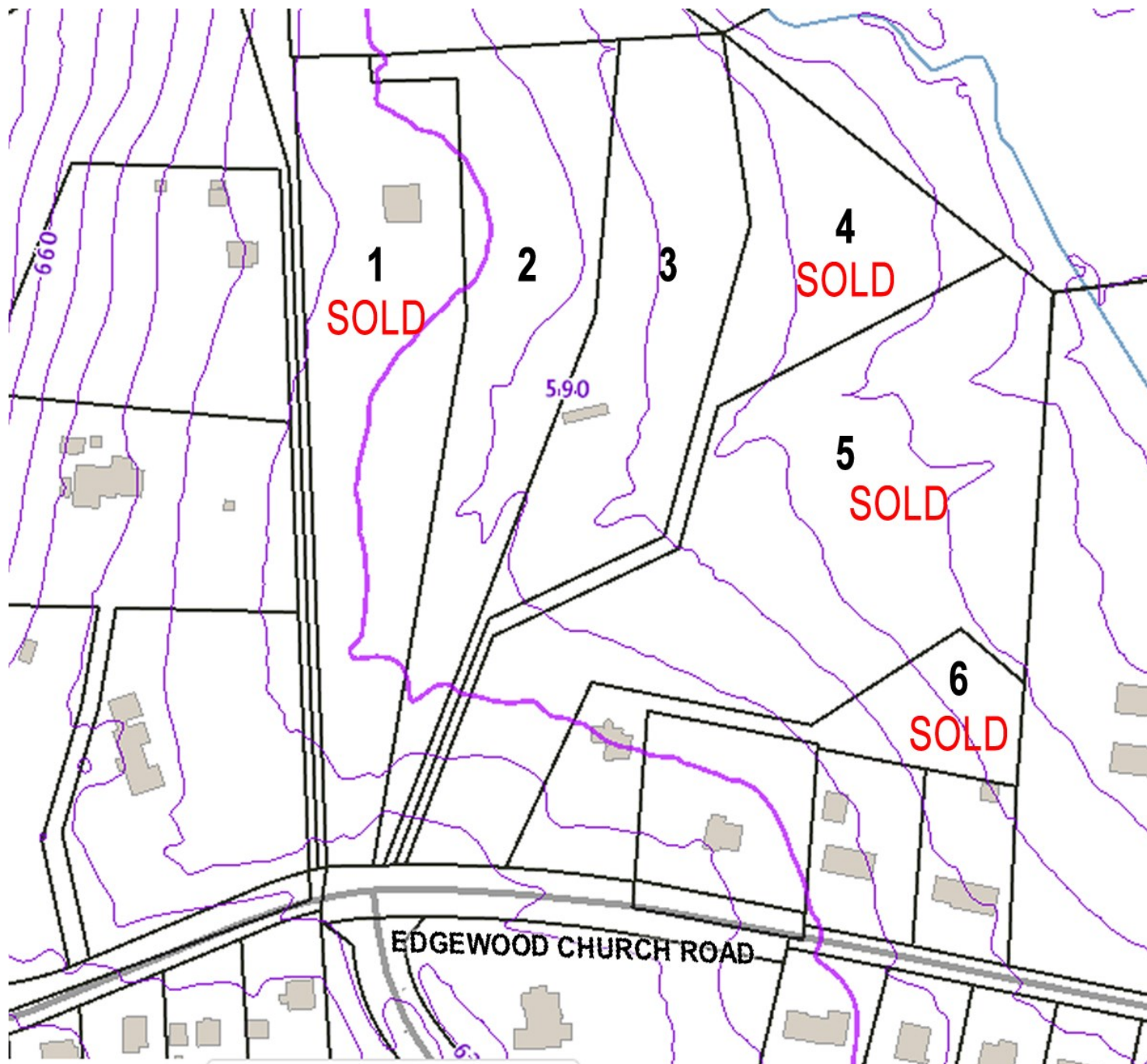
SCHOOLS: Elementary: Whittier Elementary
Middle: West Frederick Middle School
High: Frederick High School

CONTACT: **Rocky Mackintosh, Broker**
Mobile: 301-748-5655
Office: 301-698-9696 ext. 202
Email: rocky@macroltd.com

LOT INFORMATION

<u>Number</u>	<u>Address</u>	<u>Acres</u>	<u>Bedrooms</u> <u>(excluding dens)</u>	<u>Price</u>	<u>Well Yield</u>	
					<u>GPM</u>	<u>Depth</u>
LOT 1	8404 EDGEWOOD CHURCH ROAD	3.07	5	SOLD		
LOT 2	8406 EDGEWOOD CHURCH ROAD	2.46	4	\$ 119,800	4	550
LOT 3	8408 EDGEWOOD CHURCH ROAD	2.37	4	\$ 129,800	6	300
LOT 4	8410 EDGEWOOD CHURCH ROAD	1.78	5	SOLD		
LOT 5	8412 EDGEWOOD CHURCH ROAD	5.00	4	SOLD		
LOT 6	8412A EDGEWOOD CHURCH ROAD	1.26	4	SOLD		

MASTER TOPOGRAPHY



PHOTOS



Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

ZONING

Frederick County Zoning – Residential Density District 1 (R1)

Residential Density District 1 (R1)

Class: Low; Maximum Dwelling Units Per/Acre: 1

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Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Agricultural Activities
- Limited Agricultural Activity
- Apiary
- Agritourism Enterprise
- Limited/Commercial Roadside Stand
- Forestry
- Single-Family Detached
- Duplex Dwelling
- Two-Family Dwelling
- Accessory Apartment
- Bed and Breakfast
- Golf Course
- Cemetery/Memorial Gardens
- Child Care Center / Nursery School
- Civic Community Center
- Civic Service Clubs
- Group Homes, Small Private
- Group Home, Large
- Assisted Living Facility
- Nursing Home
- Place of Worship
- Private School
- Community Fire and Rescue Service
- College or University
- Public School
- Nongovernmental Utility
- And more...