

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE

\$140,000

3795 Saint Clair Court, Monrovia, MD 21770

This attractive, level Monrovia home site for sale offers charming views of rolling farm fields. Just past the Montgomery County line, it is located in a quiet rural subdivision. A four bedroom, conventional perc has been approved. Bring the plans for the home of your dreams!



ROCKY MACKINTOSH | OWNER / BROKER

5300 Westview Drive, Suite 302

Frederick, Maryland 21703

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

PRESENTING

LOCATION: 3795 St. Clair Court, Monrovia, Maryland

LEGAL: Tax Map 0098, Parcel 0224

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).

ACREAGE: 2.37 +/- acres

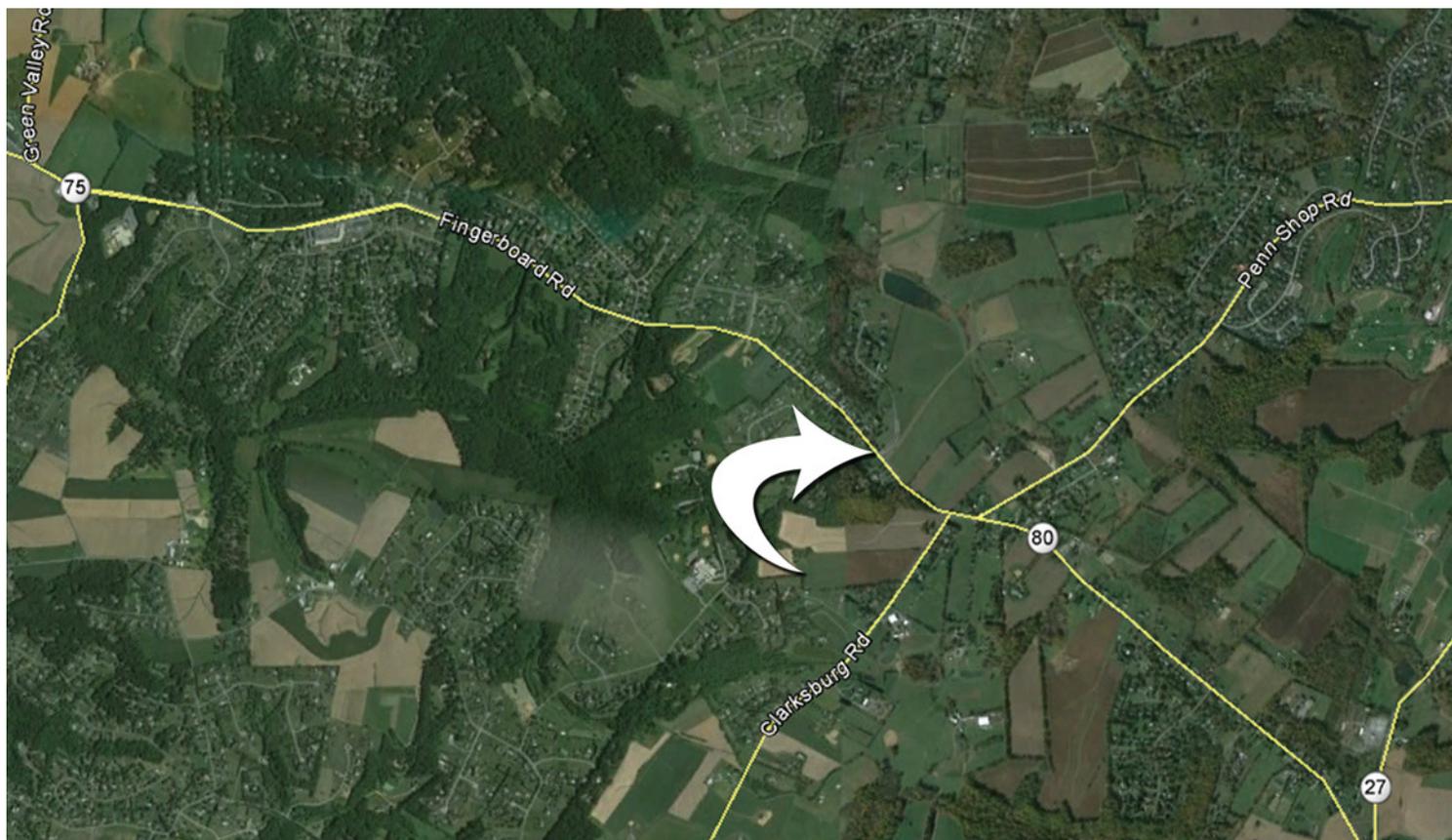
WATER: 200 feet deep well & 15 gallons per minute (10/04)

SEWER: Approved for a conventional septic system for a 4 bdrm house (10/04)

PRICE: \$140,000

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

LOCATION MAP



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.

AERIAL



TOPOGRAPHY



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ZONING

Frederick County Zoning – Residential Density District 1 (R1)

Residential Density District 1 (R1)

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

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).

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...