

FOR SALE

2022 Rosemont Avenue, Frederick, Maryland
\$499,000



21 Acre farmette with development potential within City of Frederick

- Address:** 2022 Rosemont Avenue, Frederick, MD 21702
- Zoning:** R4 (Low Density Residential); City of Frederick
- Potential Uses:** Residential estate - existing stone & brick residence in private setting.
Residential subdivision (approximately 6 acres outside of floodplain).
- Utilities:** Municipal water and sewer lines bisect the property
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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.

Property Highlights

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RESIDENCE:

- Approximately 3,000 SF of living area on 2 levels; includes 3 BR, 2 and 1/2 baths. Main level and 2nd level have 9' ceilings, original pine floors, chair rail and crown moulding.
- Original stone structure believed to be constructed in late 1700's. Brick additions believed to be added in the late 1800's
- 3rd level partially finished
- 4 zone natural gas-fired, hot-water baseboard heat
- Public water, individual septic (public sewer is on the property)
- Detached 2 car garage, oversized and constructed of brick
- Residence is encircled by woods providing very private setting.

LAND:

- One half acre pond approximately 150' from residence.
- Two branches of Carroll Creek cross the property
- Public sewer and water lines bisect the property
- R-4 zoning; development potential for approximately 6 acres of land not in the flood plain.
- Land in flood plain is actively farmed. Ideal for forest banking and/or wetland mitigation projects providing a source of income.

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PHOTOS

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MacRo
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View of house from driveway



Original stone house - circa late 1700's



One half acre pond



Carroll Creek bisects the Property



15 acres +/- of pasture or hayfield

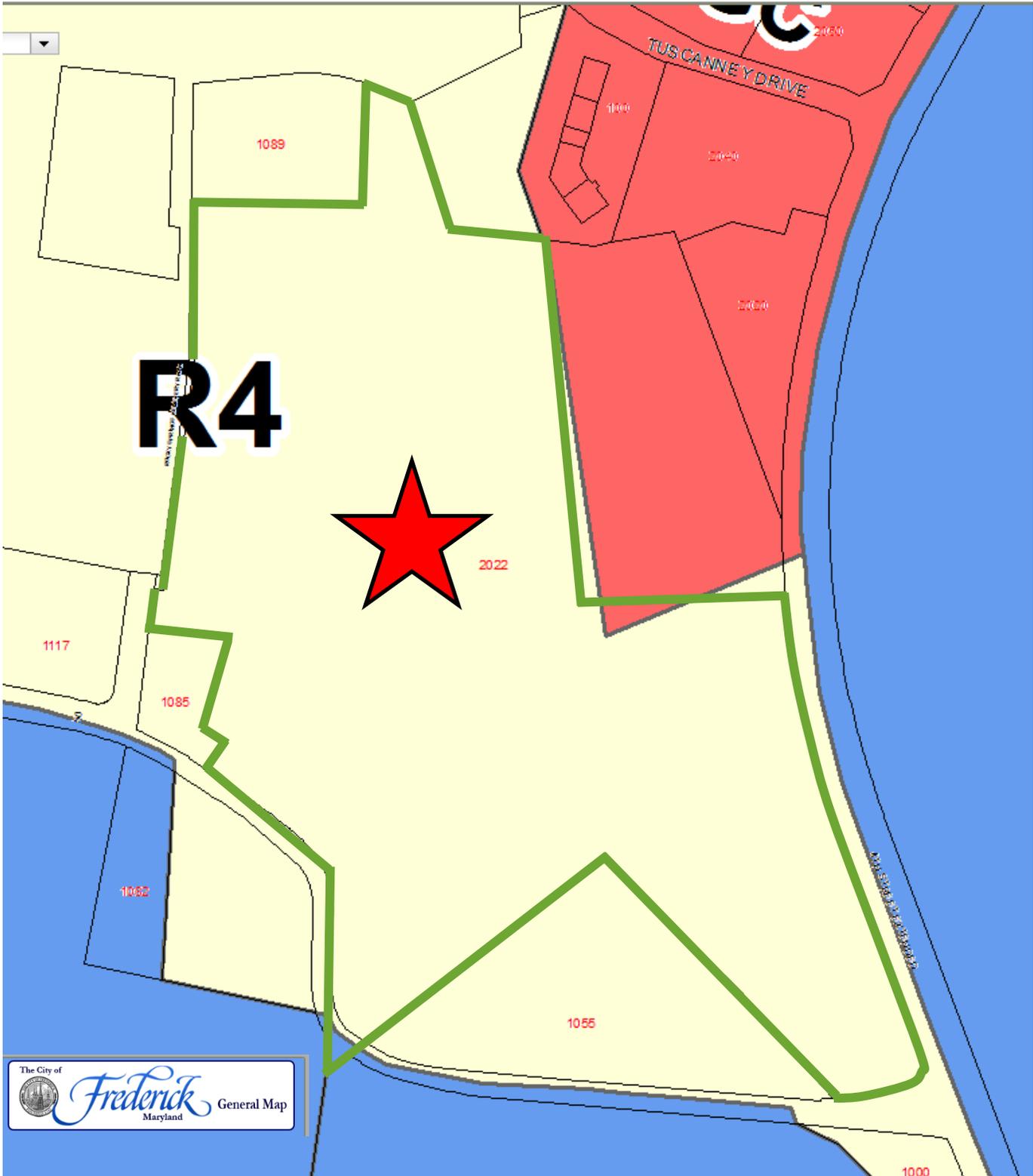


One of 3 BR's - 9' ceiling, pine floor etc.

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ZONING

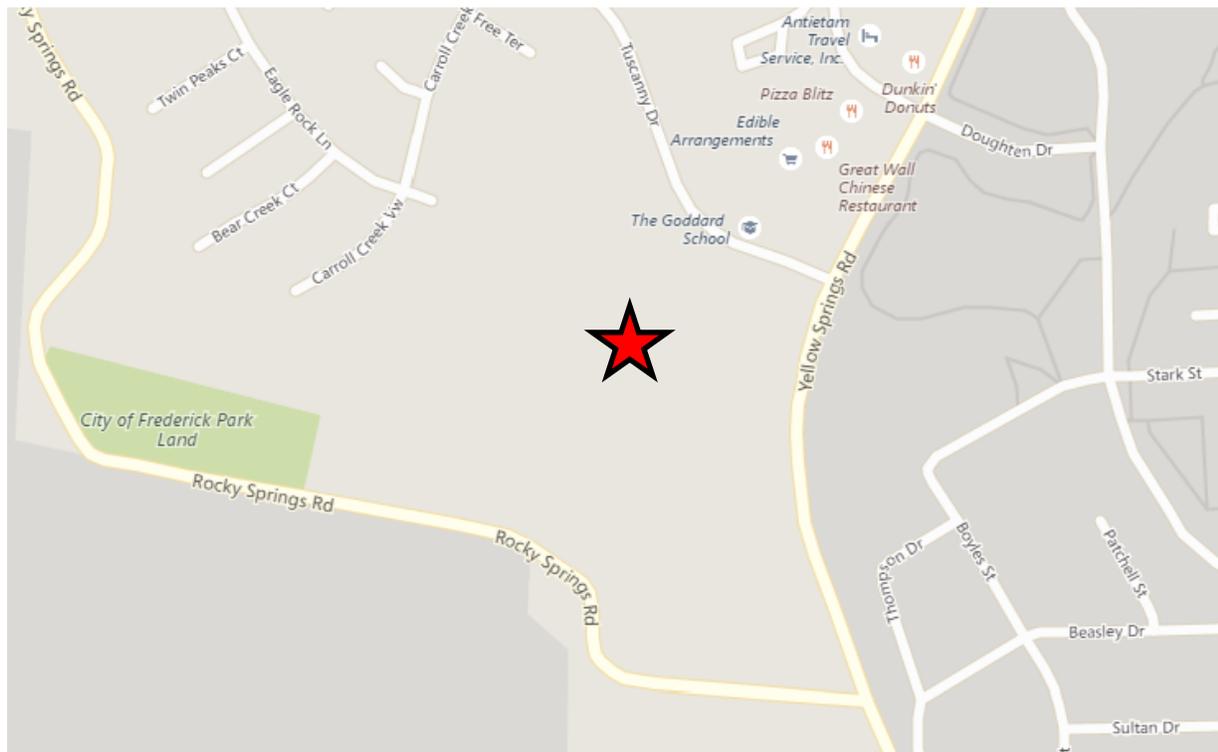
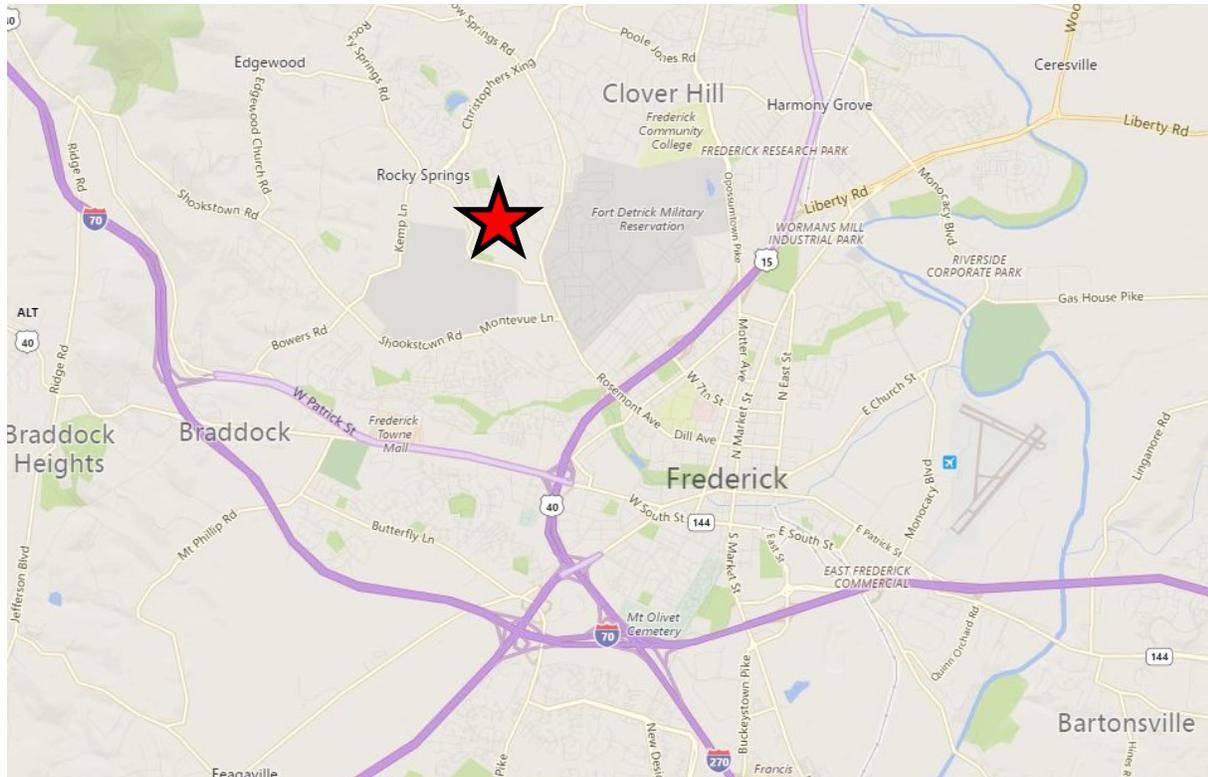
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VICINITY MAPS

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