

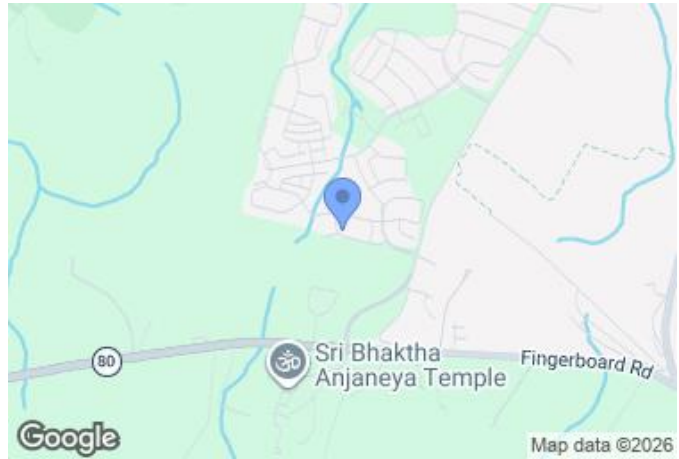
Client Full

10886 Patina Row Way, Monrovia, MD 21770

Coming Soon

Residential

\$995,000



Recent Change: **05/23/2026 : Coming Soon : ->C/S** **Expected On Market Date: 05/29/26**
Upcoming OH: Public: Sun May 31, 11:00AM-3:00PM Method: In-Person Only

MLS #:	MDFR2082756	Beds:	5
Tax ID #:	1109591068	Baths:	4 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	3,500 / Assessor
Association:	HOA	Below Grade Fin SQFT:	1,608 / Estimated
Structure Type:	Detached	Price / Sq Ft:	284.29
Levels/Stories:	3	Year Built:	2015
Waterfront:	No	Style:	Colonial
Views:	Mountain, Pasture	Central Air:	Yes
Garage:	Yes	Basement:	Yes

Location

County:	Frederick, MD	School District:	Frederick County Public Schools
In City Limits:	No	High School:	Linganore
Subdiv / Neigh:	LANDSDALE	Middle/Junior School:	Windsor Knolls
		Elementary School:	Green Valley
		Election District:	09

Association / Community Info

HOA:	Yes	HOA Fee:	\$121 / Monthly
HOA Name:	LANDSDALE	Association Recreation Fee:	No
Association Fee Incl.:	Pool(s), Recreation Facility, Snow Removal, Trash		
Amenities:	Basketball Courts, Bike Trail, Club House, Dog Park, Jog/Walk Path, Pool - Outdoor, Soccer Field, Tennis Courts, Tot Lots/Playground, Volleyball Courts		

Taxes and Assessment

Tax Annual Amt / Year:	\$9,643 / 2026	Tax Assessed Value:	\$844,500 / 2026
County Tax:	\$9,643 / Annually	Imprv. Assessed Value:	\$690,700
Zoning:	R	Land Assessed Value:	\$202,700
Tax Book:	10727, Page 6	Section:	1A
		Block/Lot:	85

Rooms

			Bed	Bath
Primary Bedroom:	Upper 1	26 x 24	Main	1 Half
Primary Bathroom:	Upper 1		Upper 1	4
Bedroom 2:	Upper 1	14 x 11	Lower 1	1
Bathroom 2:	Upper 1			1 Full
Bedroom 3:	Upper 1	14 x 13		
Bathroom 3:	Upper 1			
Bedroom 4:	Upper 1	16 x 11		
Laundry:	Upper 1			
Foyer:	Main			
Office:	Main	15 x 11		
Living Room:	Main	14 x 11		
Dining Room:	Main	16 x 11		
Kitchen:	Main	17 x 16		
Family Room:	Main	25 x 17		
Mud Room:	Main			
Bedroom 5:	Lower 1	13 x 12		
Full Bath:	Lower 1			
Recreation Room:	Lower 1	18 x 15		
Exercise Room:	Lower 1	18 x 16		

Storage Room: Lower 1 12 x 11
Storage Room: Lower 1 16 x 11
Utility Room: Lower 1

Building Info

Above Grade Fin SQFT:	3,500 / Assessor	Main Entrance Orientation:	Southwest
Below Grade Fin SQFT:	1,608 / Estimated	Construction Materials:	Brick Front, Vinyl Siding
Total Below Grade SQFT:	1,608 / Estimated	Roof:	Architectural Shingle
Total Fin SQFT:	5,108 / Estimated		
Tax Total Fin SQFT:	4,600		
Total SQFT:	5,108 / Estimated		
Foundation Details:	Concrete Perimeter		
Basement Type:	Full, Fully Finished, Outside Entrance, Rear Entrance, Walkout Stairs		

Lot

Lot Acres / SQFT: 0.26a / 11326sf / Estimated
Views: Mountain, Pasture

Ground Rent

Ground Rent Exists: No

Parking

Attached Garage - # of Spaces	3	Features:	Attached Garage, Driveway, Garage - Front Entry
Driveway - # of Spaces	3		
Total Parking Spaces	6		

Interior Features

Interior Features: Attic, Bathroom - Soaking Tub, Bathroom - Walk-In Shower, Breakfast Area, Built-Ins, Carpet, Ceiling Fan(s), Crown Moldings, Dining Area, Family Room Off Kitchen, Floor Plan-Traditional, Kitchen - Gourmet, Kitchen - Island, Kitchen - Table Space, Pantry, Primary Bath(s), Recessed Lighting, Walk-in Closet(s), Window Treatments, Wood Floors; Fireplace(s): 1, Gas/Propane; Accessibility Features: None; Upper Floor Laundry

Exterior Features

Exterior Features: Deck(s); Pool: Yes - Community

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: 90% Forced Air; Heating Fuel: Natural Gas; Hot Water: 60+ Gallon Tank, Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Public: OPEN SUNDAY - May 31 - 11am - 3pm. ||| One of the finest homes to have ever listed in one of Frederick County's most sought after communities. Realtors are notorious for hyperbole, but this gorgeous colonial truly puts model homes to shame. Over 5,000 sqft of elegant, designer features and rare structural offerings like an oversized 3-car garage. With sweeping pastoral views and sunsets over Sugarloaf mountain, but just 2 blocks from Landsdale's stunning amenities... this sweeping corner lot location is one of the best finds in the neighborhood. ||| The main level comes right out of a designer's dream, where even the mudroom has finishes that would make most gourmet kitchens blush. Four spacious bedrooms and three full baths upstairs including a primary suite offering a custom, walk-in closet worthy of a Kardashian. The finished lower level has two large rec rooms (one currently a gym), a fifth bedroom/den, two large storage rooms, a full bath, and a room under the stairs that is so cute, Harry Potter might have chosen never to go to Hogwarts. ||| This home is not just a residence; it's a lifestyle choice, offering the perfect blend of luxury, comfort, and community.

Directions

GPS

Listing Details

Vacation Rental:	No	DOM:	0
Sale Type:	Standard	Expected On Market Date:	05/29/26
Listing Term Begins:	05/22/2026	Lease Considered:	No
Possession:	Settlement	Home Warranty:	No
Acceptable Financing:	Cash, Conventional, FHA, USDA, VA	Pets Allowed:	Yes
Federal Flood Zone:	No	Pet Restrictions:	No Pet Restrictions
Disclosures:	Prop Disclosure		

Public: 05/31/2026 11:00AM-3:00PM Method: In-Person Only

