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HAGAN REALTY



**\$995,000**

**Exterior**



- Premium elevation featuring a full covered front porch
- Expanded driveway with added width for 3-car garage configuration
- Professionally upgraded landscaping beyond standard builder package



- Full covered front porch adds additional outdoor living space
- Hardwired alarm system installed during original build



Bedrooms  
**4 Bedrooms**



Bathrooms  
**4 Full & 1 Half**



Home Size  
**4,600 SQFT**



Lot Size  
**0.26 Acres**



Levels  
**3 Level**



Year Built  
**2015**



HVAC  
**Dual-Zone**



Parking  
**3 Car Garage**



Taxes  
**\$9,810/year**



HOA  
**Landsdale**



HOA Fee  
**\$121/month**

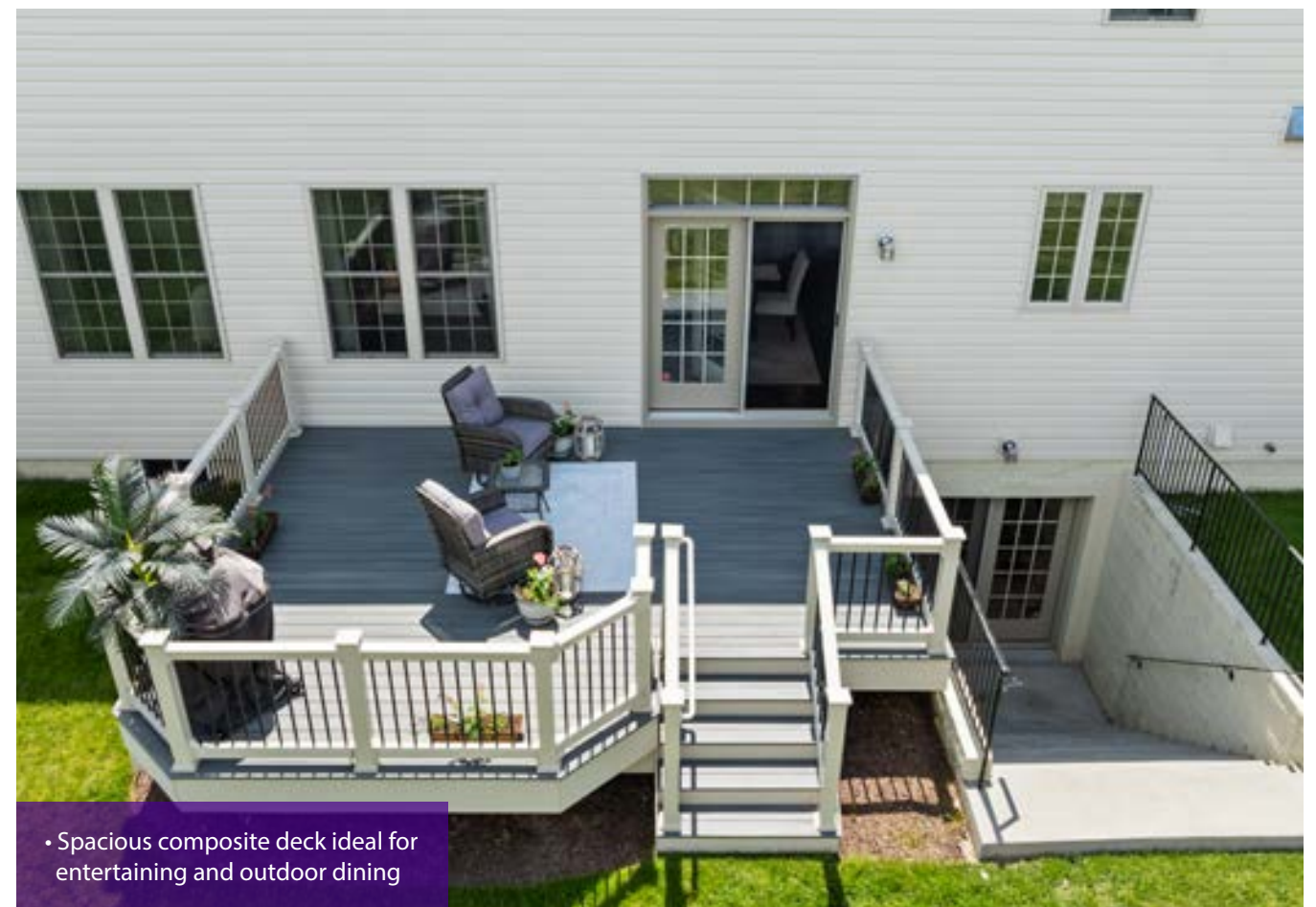


Schools  
**Green Valley ES  
Windsor Knolls MS  
Linganore HS**

## Back Yard



- Professionally designed landscaping and exterior enhancements



- Spacious composite deck ideal for entertaining and outdoor dining

**Main Level**



## Foyer

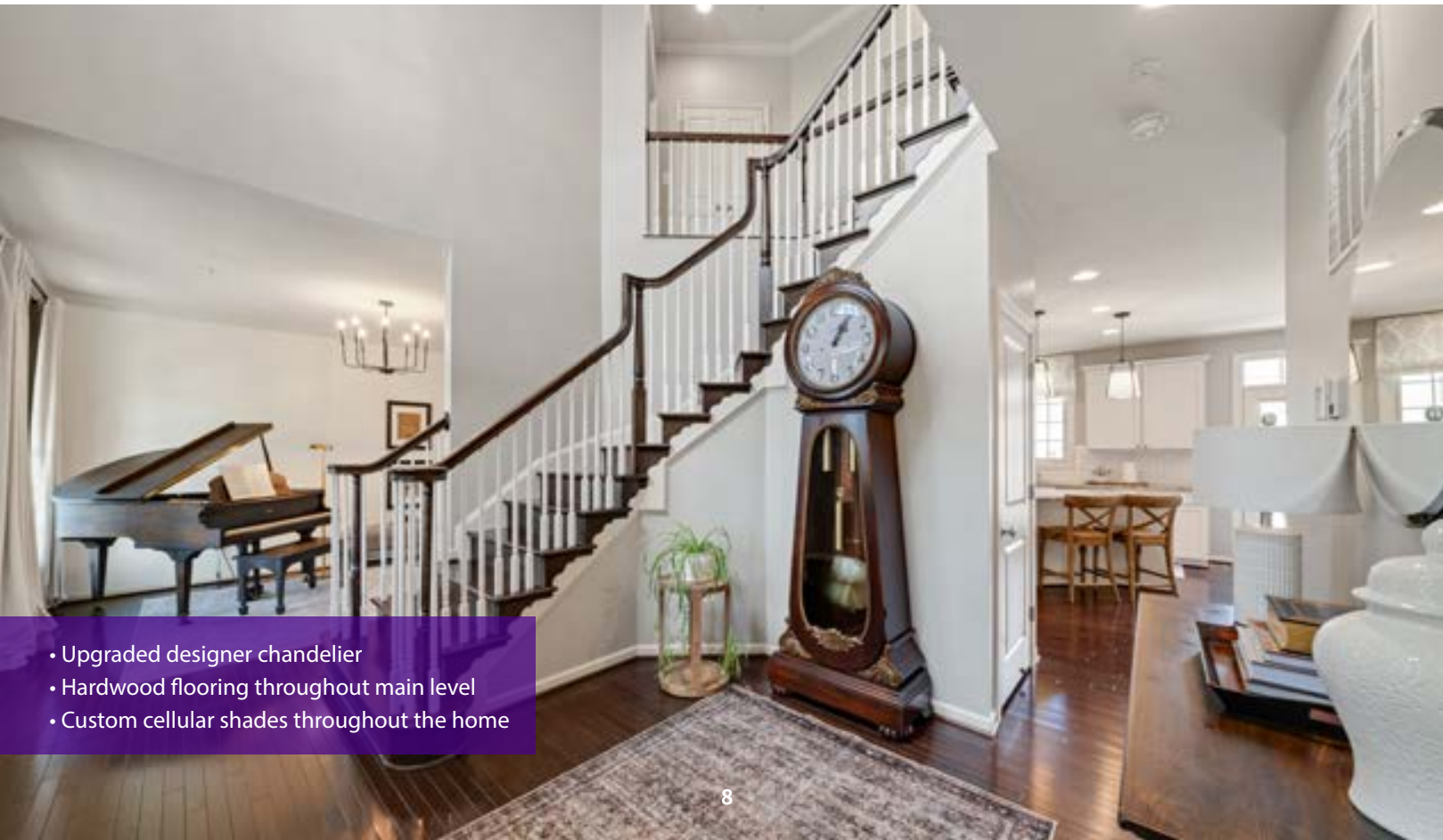


## Office

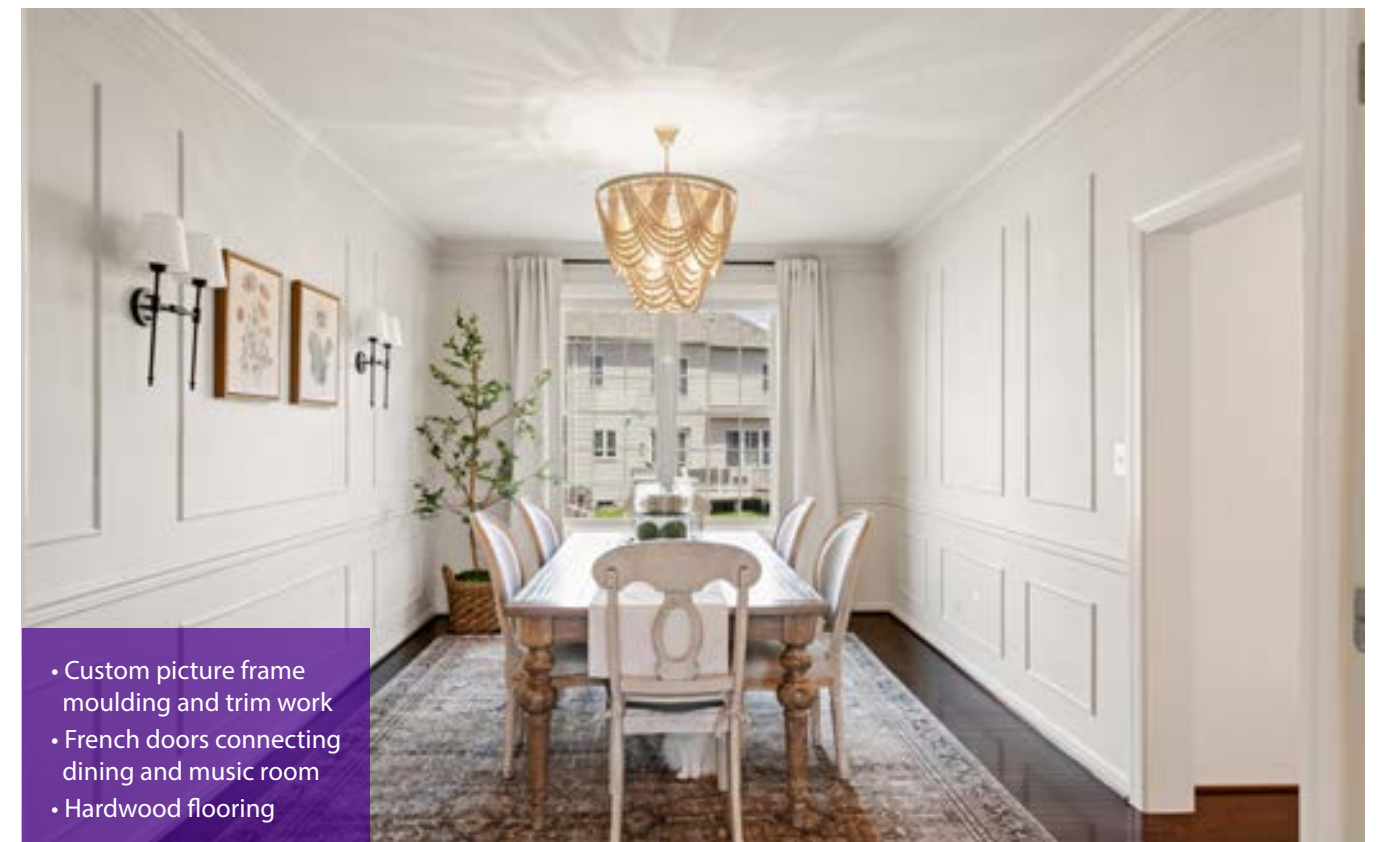


- Upgraded trim and crown moulding details
- Hardwood flooring
- Custom cellular shades

## Dining Room



- Upgraded designer chandelier
- Hardwood flooring throughout main level
- Custom cellular shades throughout the home



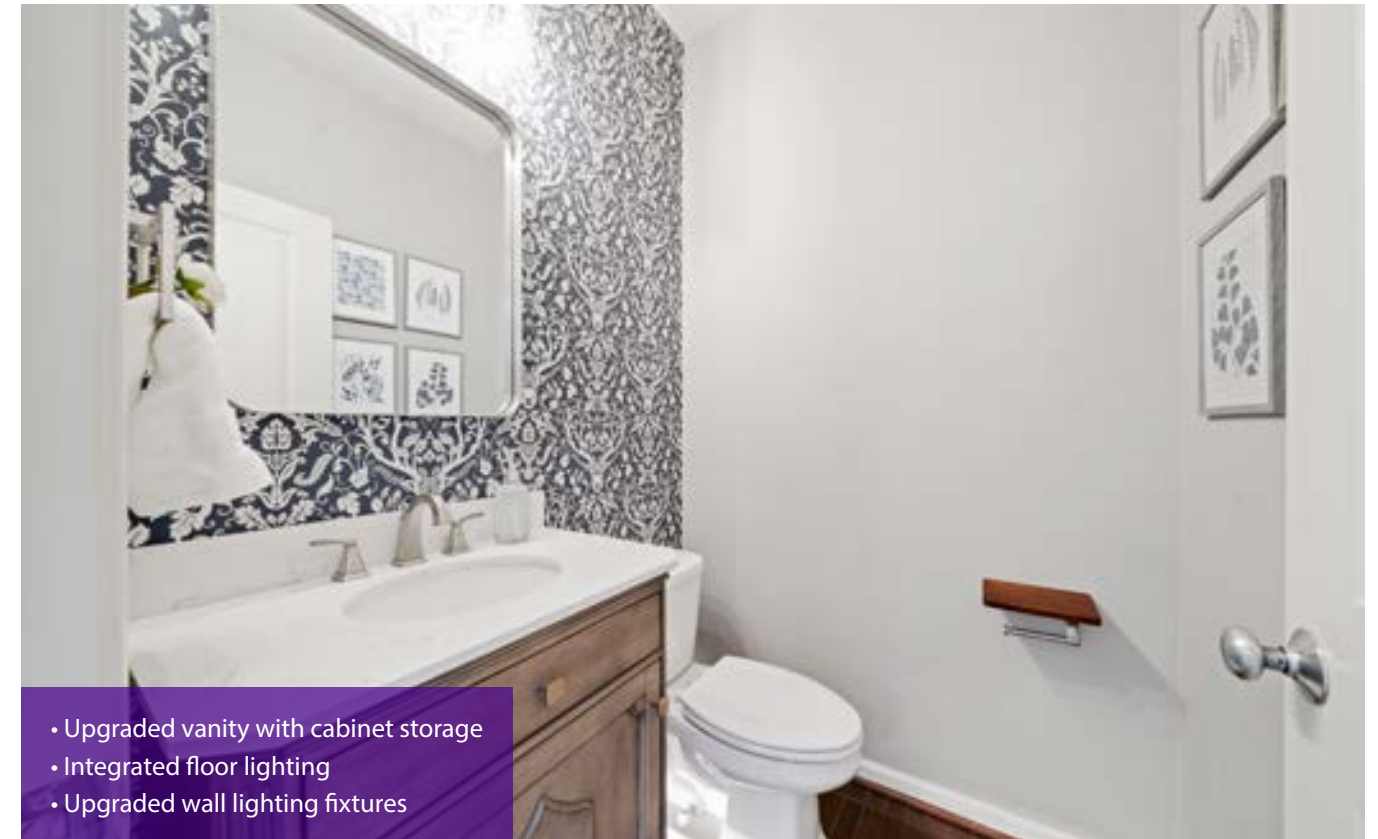
- Custom picture frame moulding and trim work
- French doors connecting dining and music room
- Hardwood flooring



## Living Room

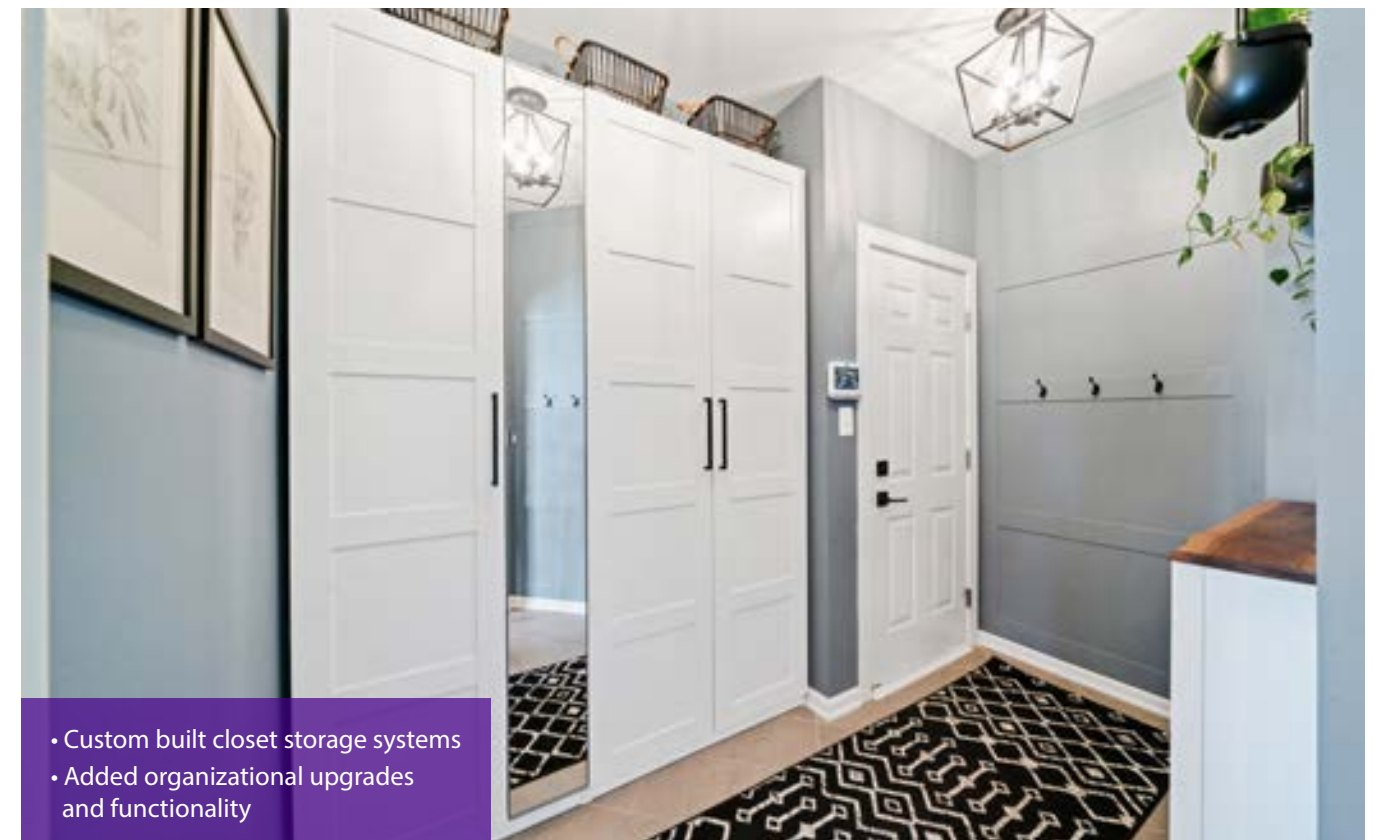


## Powder Room

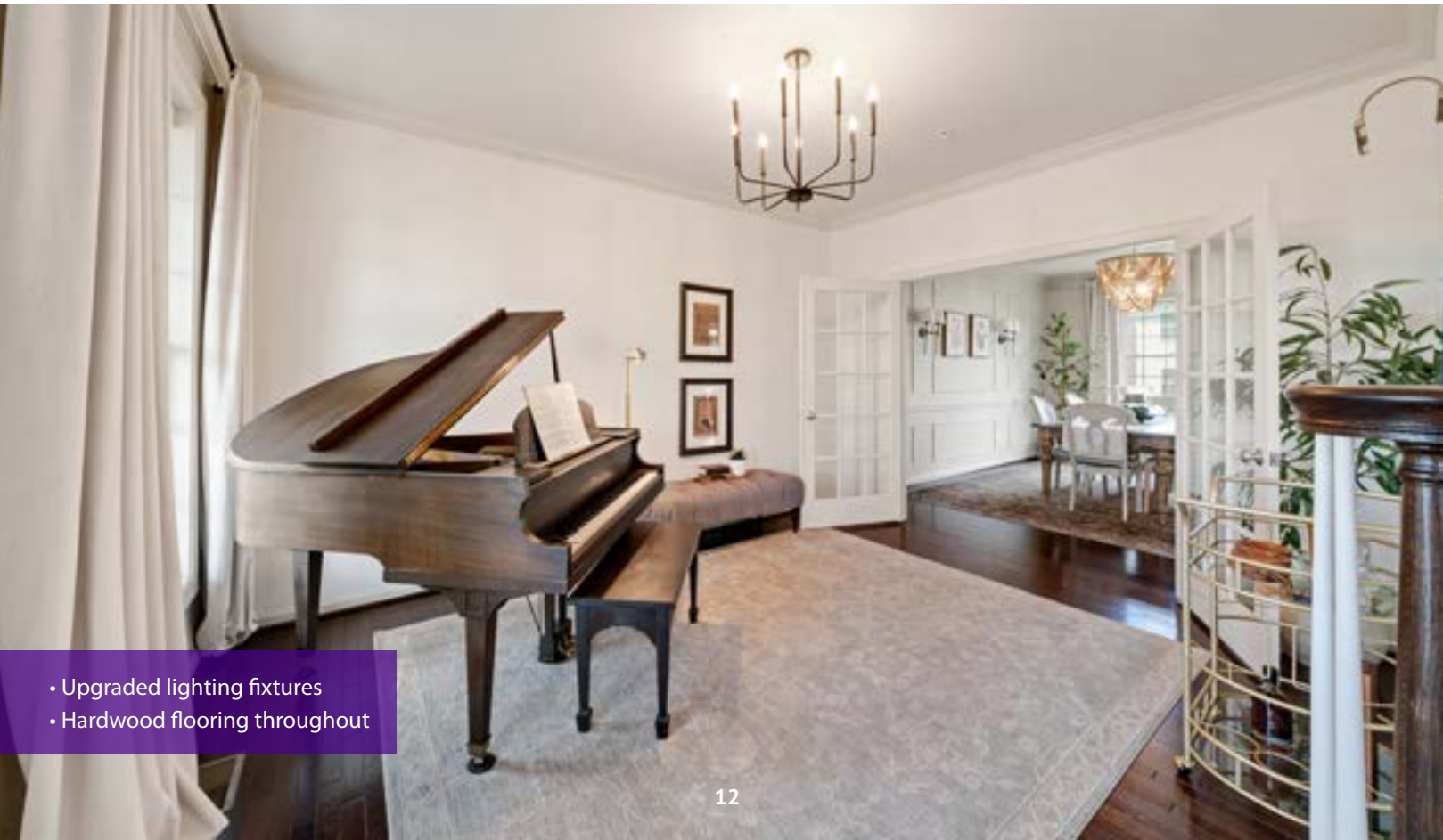


- Upgraded vanity with cabinet storage
- Integrated floor lighting
- Upgraded wall lighting fixtures

## Mud Room



- Custom built closet storage systems
- Added organizational upgrades and functionality



- Upgraded lighting fixtures
- Hardwood flooring throughout

## Kitchen & Breakfast Area



- Dual dishwashers
- Cooktop with retractable downdraft ventilation system
- Upgraded faucets and fixtures



- Hardwood flooring
- Upgraded lighting throughout
- Custom kitchen layout



## Family Room



- Upgraded lighting fixtures
- Hardwood flooring throughout
- Custom cellular shades



- Builder upgraded fireplace with custom raised hearth and mantle



**Bedroom Level**



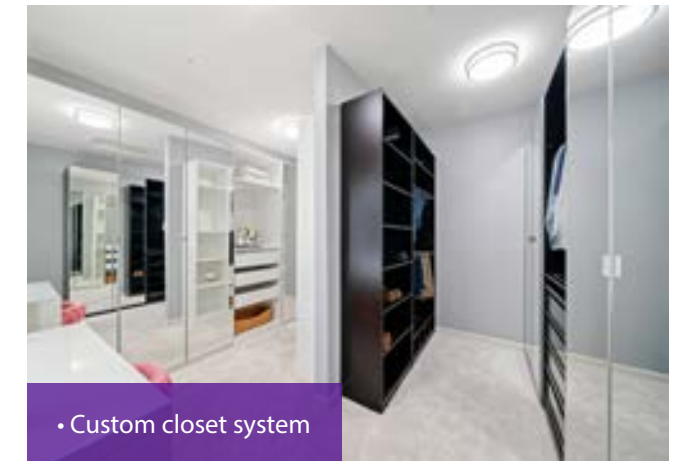
# Primary Suite



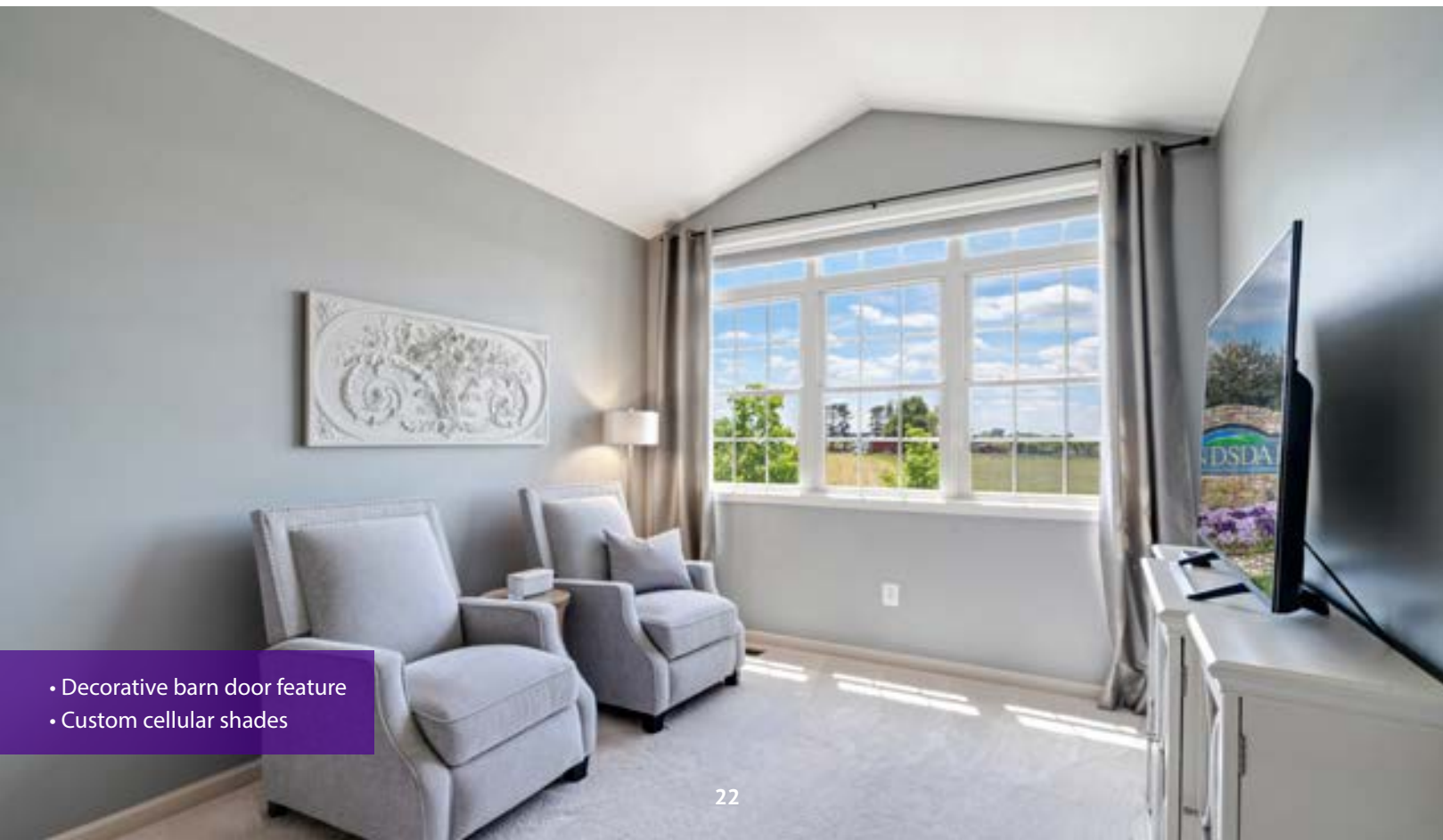
- Tray ceiling with drop moulding and integrated lighting



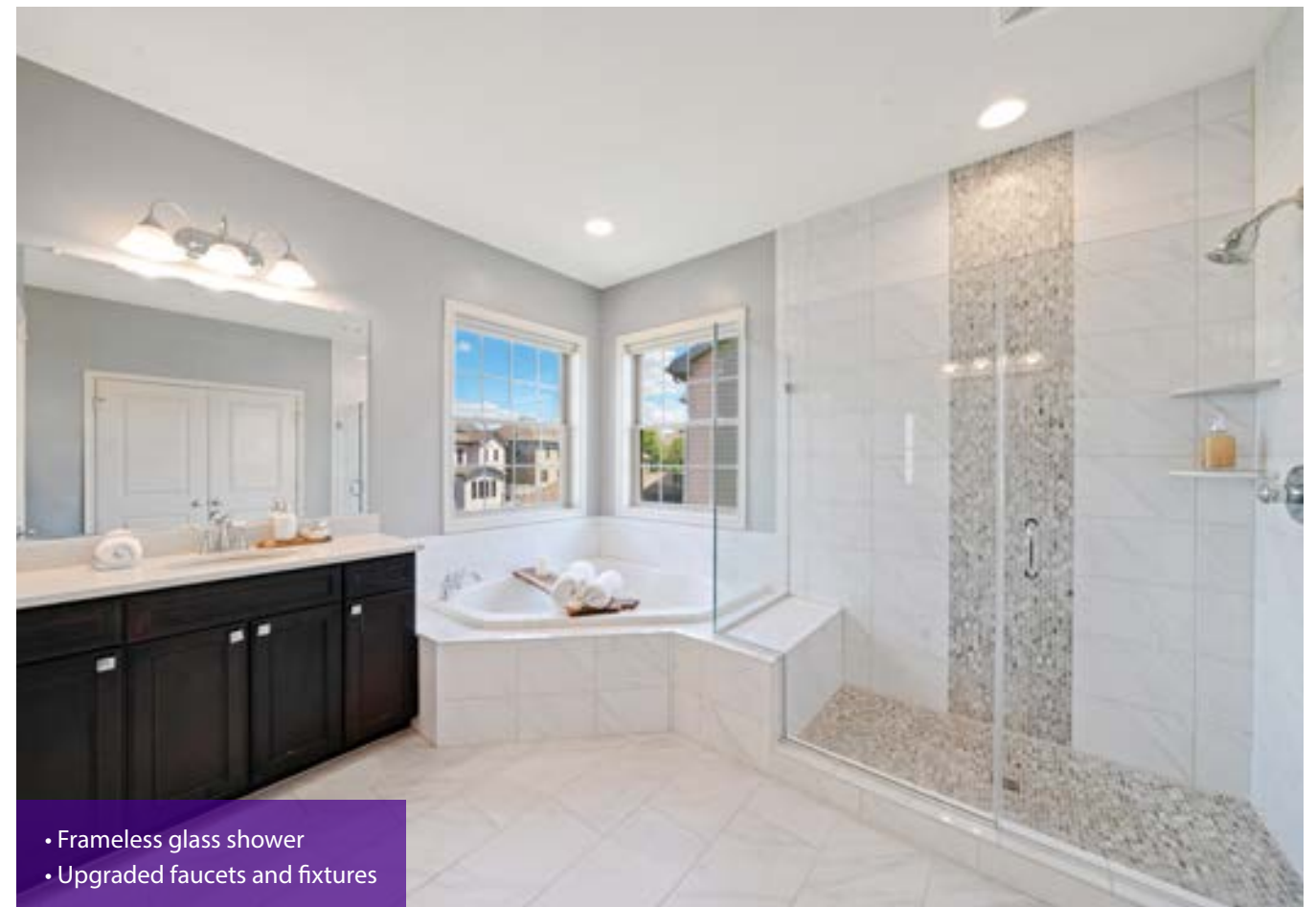
- Upgraded tile package



- Custom closet system



- Decorative barn door feature
- Custom cellular shades



- Frameless glass shower
- Upgraded faucets and fixtures

## Second Bedroom



## Second Full Bathroom



## Third Bedroom



### Third Full Bathroom



### Fourth Bedroom



- Custom moulding details
- Newly installed carpet

### Laundry Room



- Custom sink and cabinetry
- Additional built in storage
- Upgraded tile flooring

**Basement**



## Recreation Room



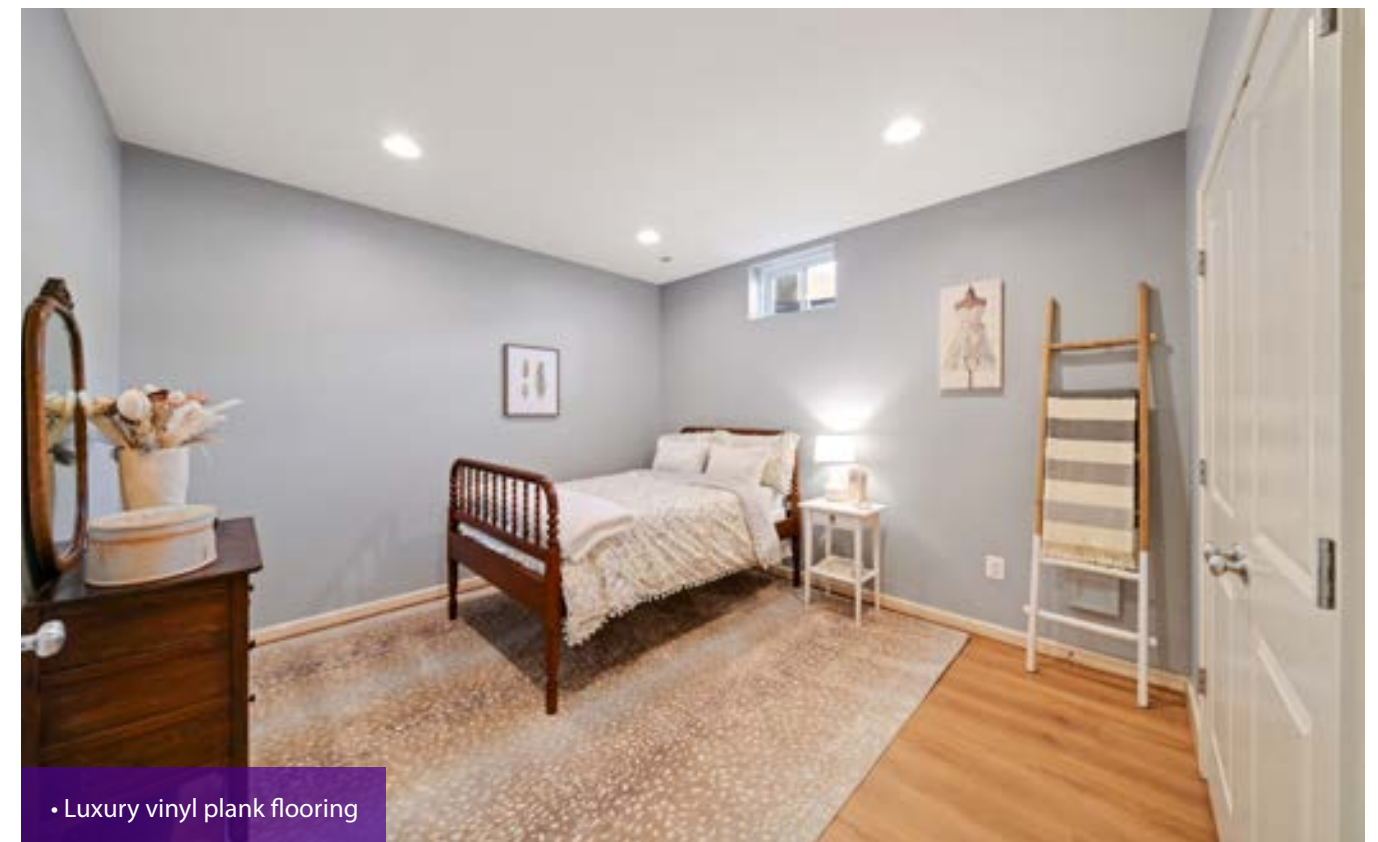
- Luxury vinyl plank flooring
- Hardwood staircase leading to basement

## Gym



- Luxury vinyl plank flooring
- Custom barn door and wall addition creating dedicated gym space

## Fifth Bedroom / Den



- Luxury vinyl plank flooring

## Harry Potter Room



## Fourth Full Bathroom



## Storage / Utility

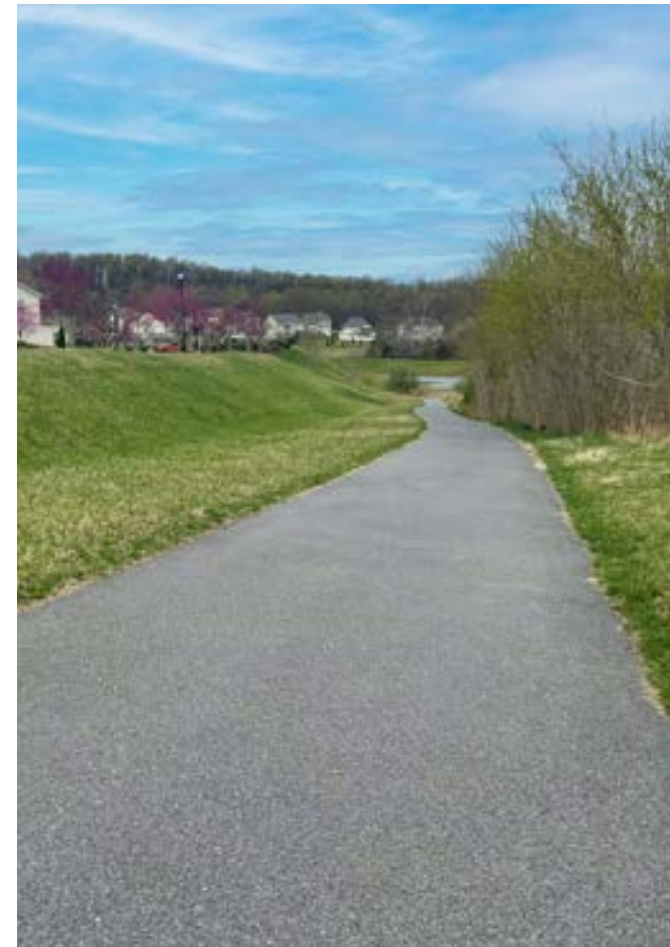


- Whole house humidifier
- Water softener system

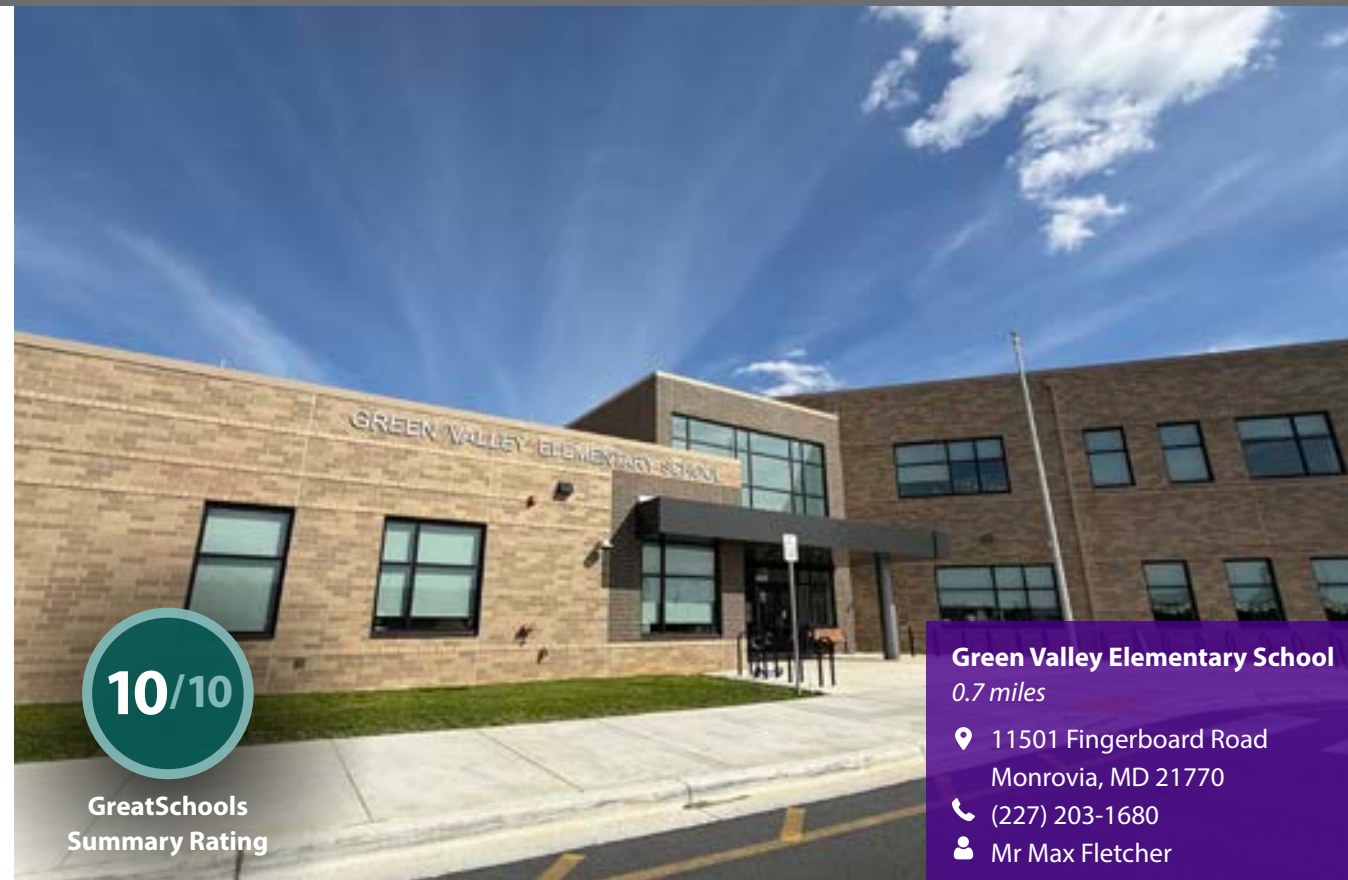
## Storage / Potential Media Room



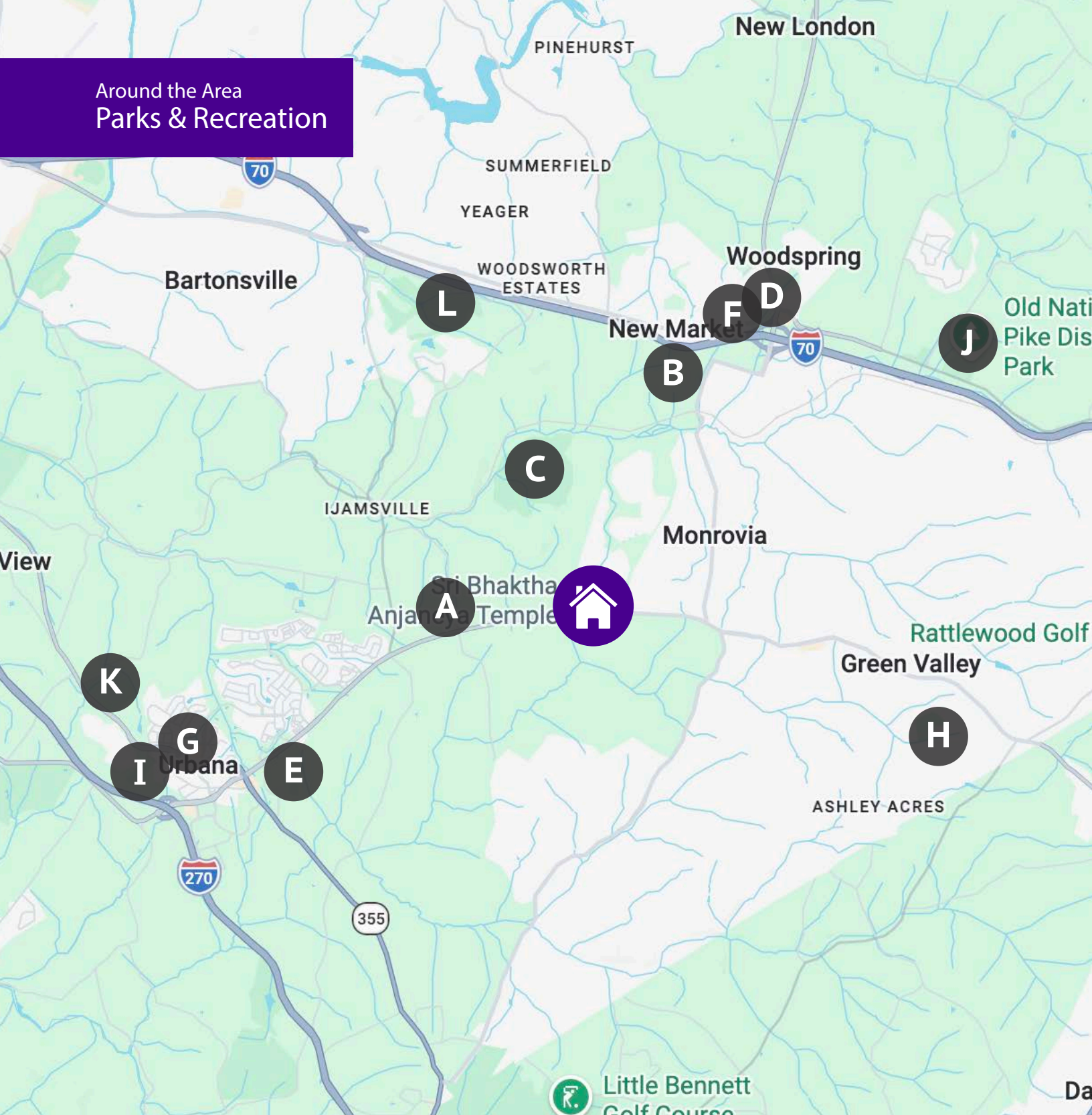
# Landsdale HOA







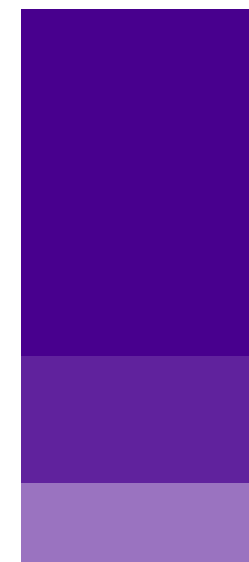
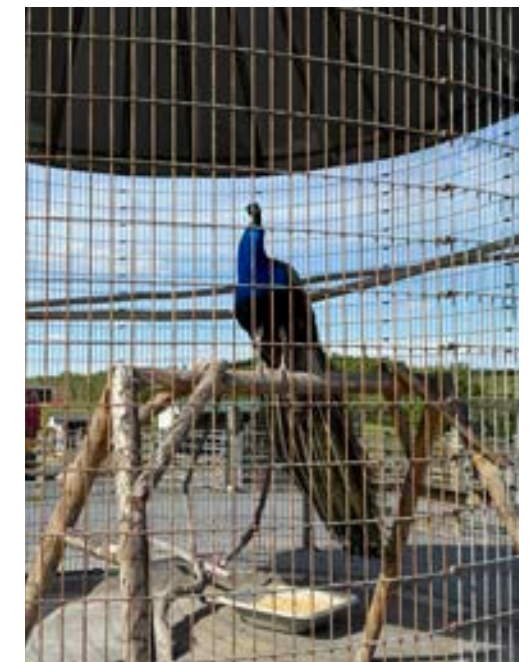
Around the Area  
Parks & Recreation



● Parks & Rec

- |                                     |  |
|-------------------------------------|--|
| <b>A</b> Green Meadows Petting Farm | <b>G</b> Urbana Library Farmers Market   |
| <b>B</b> Adventure Park USA         | <b>H</b> Kemptown Park                   |
| <b>C</b> Whiskey Creek Golf Course  | <b>I</b> Urbana Community Park           |
| <b>D</b> Hawkins Market             | <b>J</b> Old National Pike District Park |
| <b>E</b> YMCA                       | <b>K</b> Urbana District Park            |
| <b>F</b> New Market Community Park  | <b>L</b> Holly Hills Country Club        |

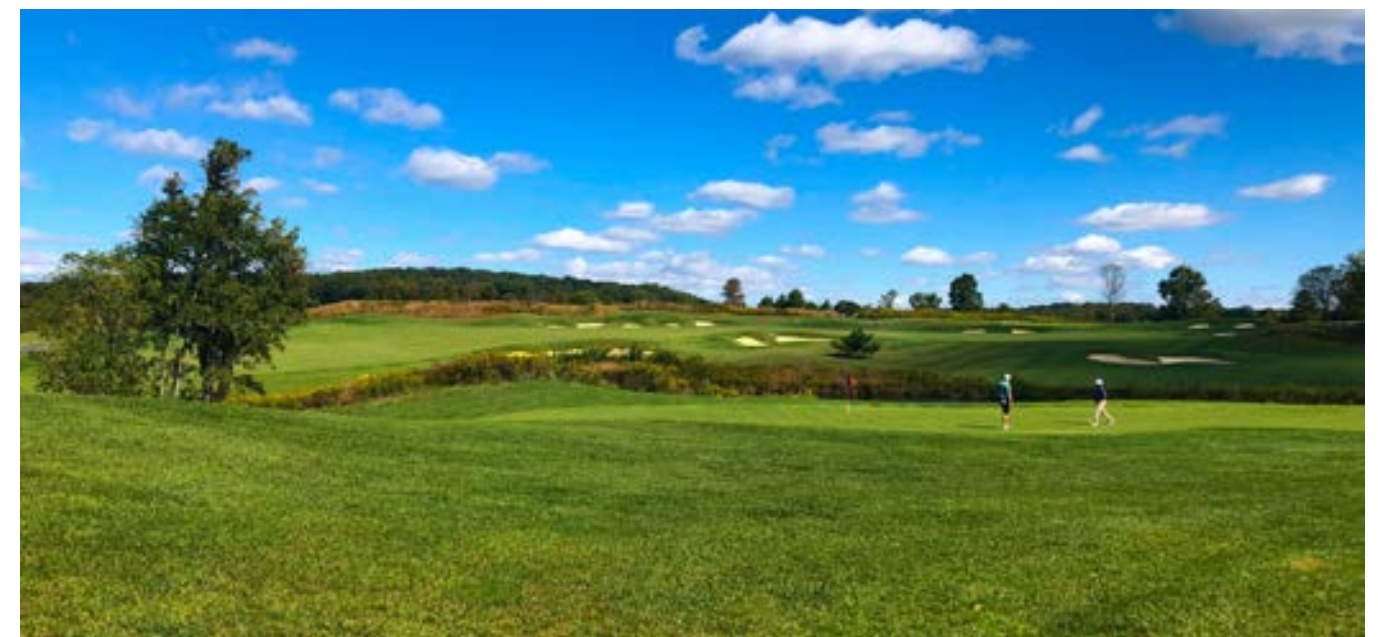
Green Meadows Petting Farm – 2 miles



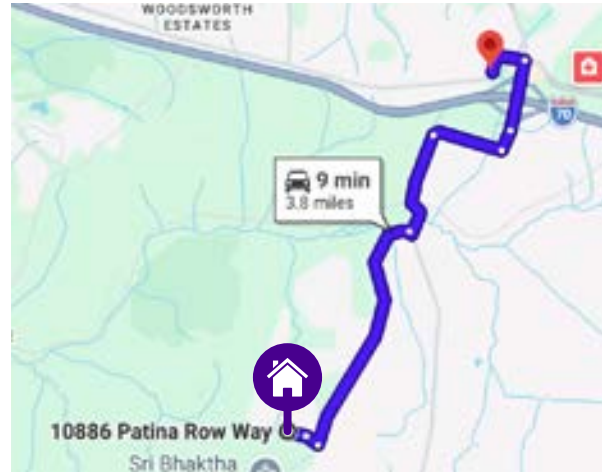
Adventure Park USA – 3 miles



Whiskey Creek Golf Course – 3 miles



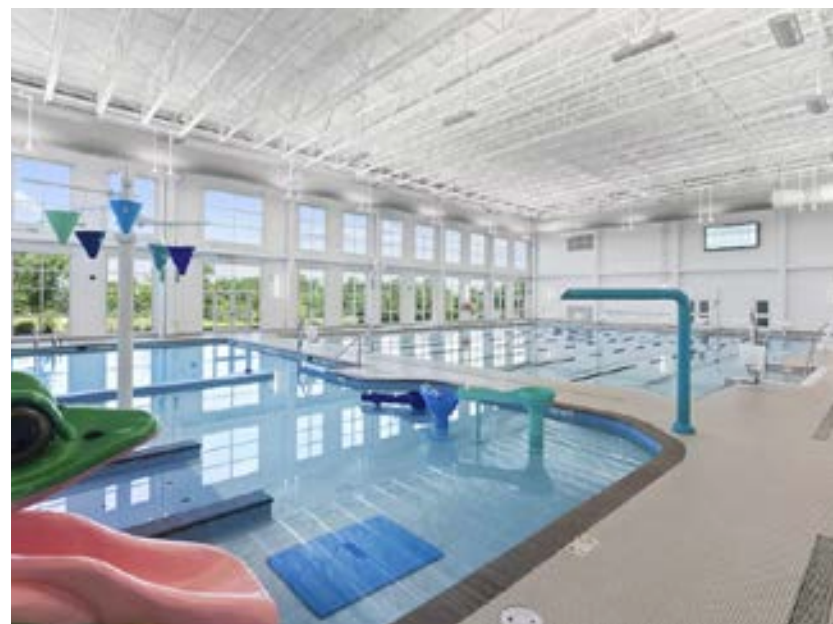
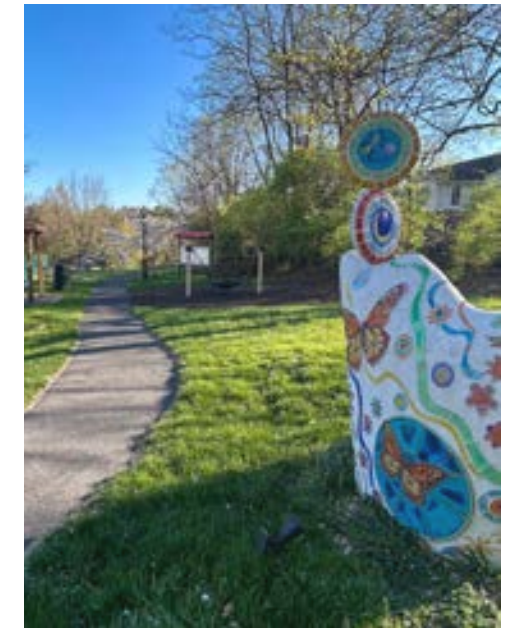
## Hawkins Market – 3.8 miles



## New Market Community Park – 4.1 miles



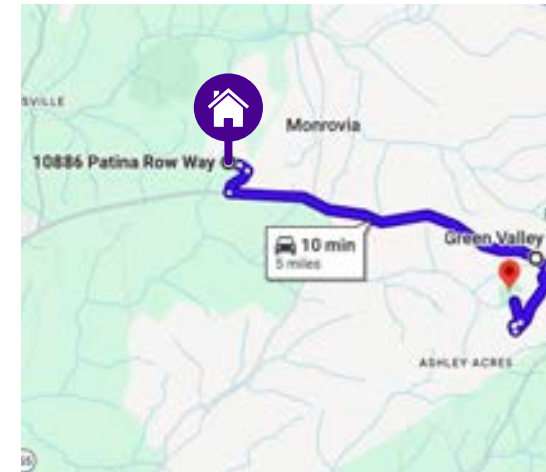
## YMCA – 4.1 miles



Urbana Library Farmers Market – 4.9 miles



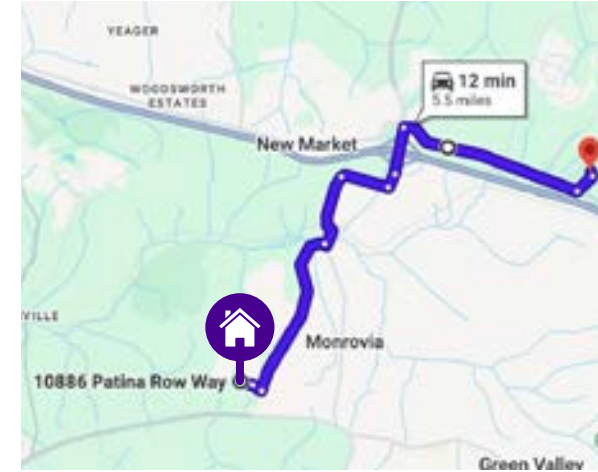
Kempton Park – 5 miles



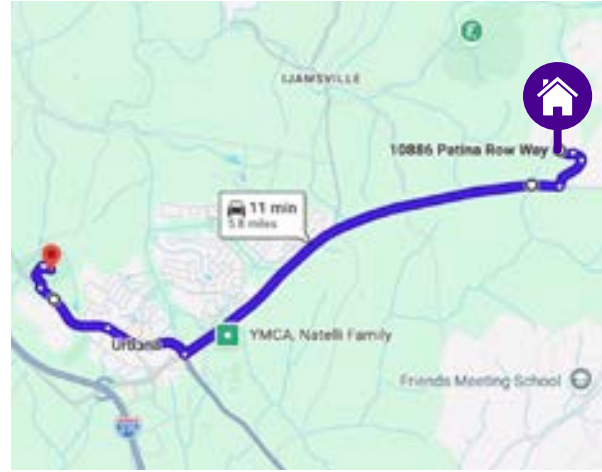
## Urbana Community Park – 5.2 miles



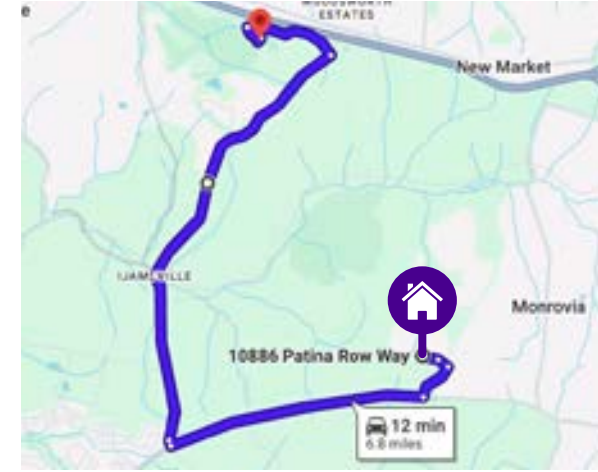
## Old National Pike District Park – 5.5 miles



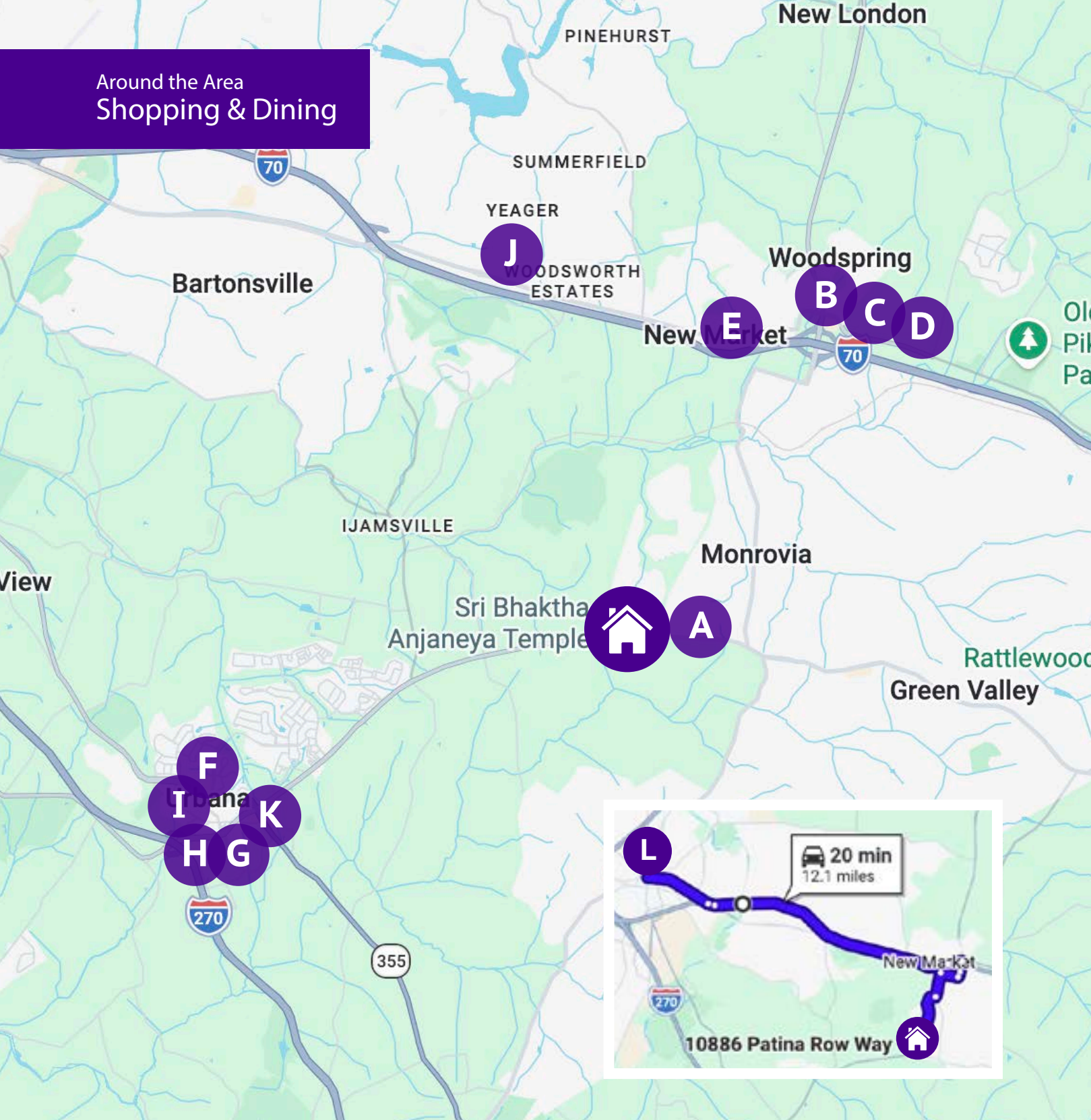
Urbana District Park – 5.8 miles



Holly Hills Country Club – 6.8 miles



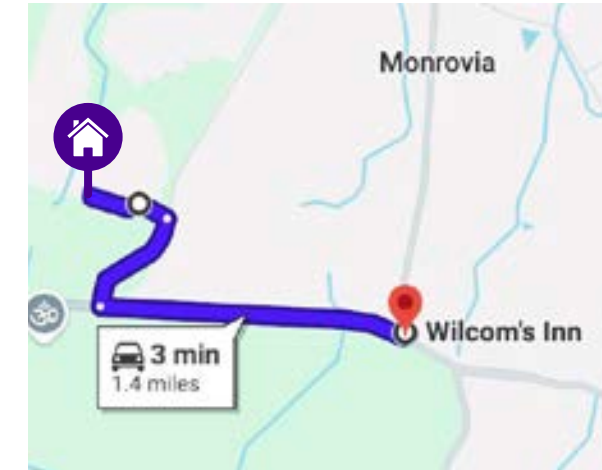
Around the Area  
Shopping & Dining



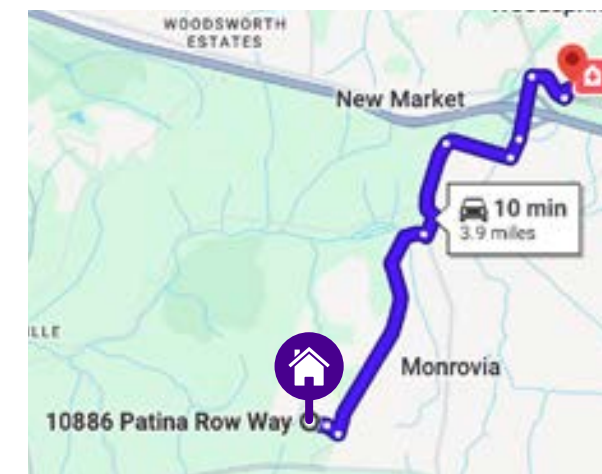
● Shopping & Dining

- |                               |   |   |
|-------------------------------|---|---|
| <b>A</b> Monrovia Wilcoms Inn | <b>E</b> New Market Restaurants             | <b>I</b> Casa Bella Commons             |
| <b>B</b> New Market Center    | <b>F</b> Villages at Urbana Shopping Center | <b>J</b> The Shops at Linganore         |
| <b>C</b> Food Lion            | <b>G</b> Fingerboard Plaza                  | <b>K</b> Urbana Village Shopping Center |
| <b>D</b> Lighthouse Seafood   | <b>H</b> Village Square Shopping Center     | <b>L</b> Downtown Frederick             |

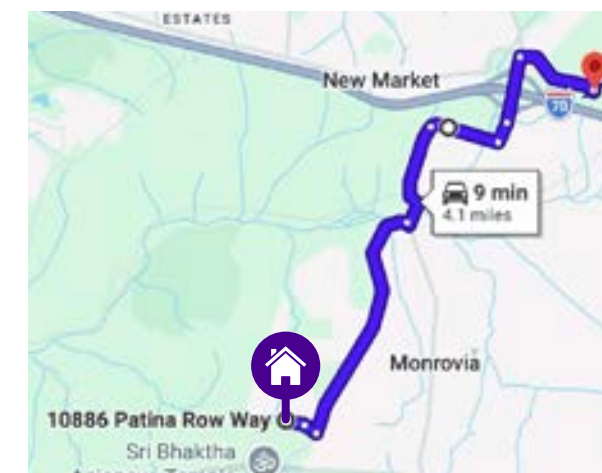
Monrovia Wilcoms Inn – 1.5 miles



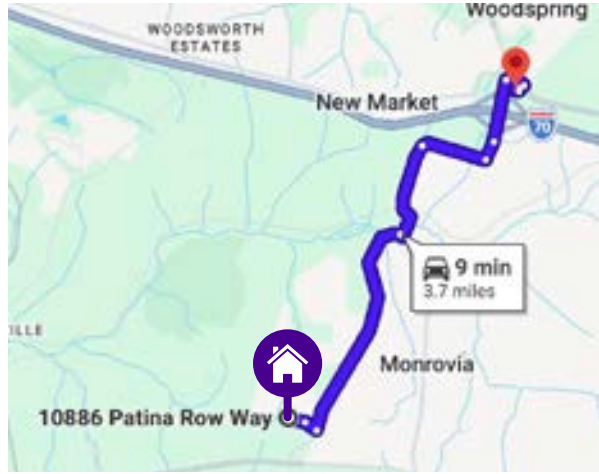
Food Lion – 3.9 miles



Lighthouse Seafood – 4.1 miles



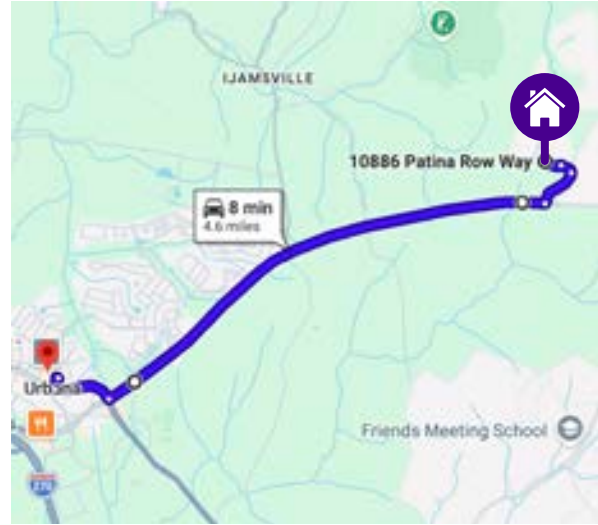
New Market Center – 3.7 miles



New Market Restaurants – 4.5 miles



# Villages at Urbana Shopping Center – 4.6 miles



Fingerboard Plaza – 4.6 miles



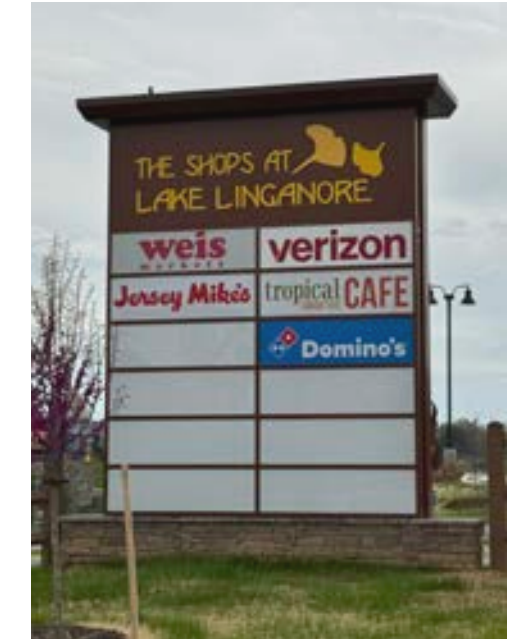
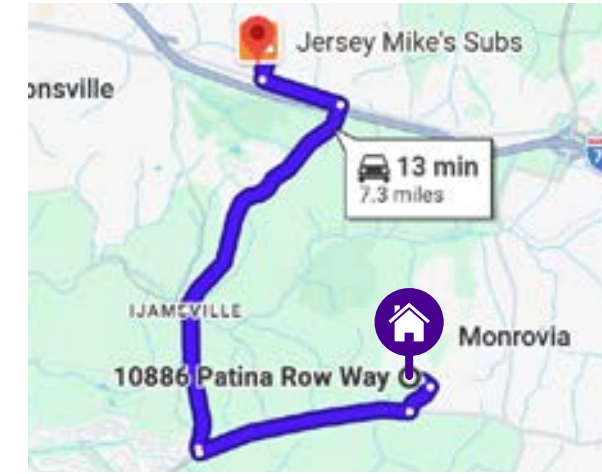
Village Square Shopping Center – 4.7 miles



Casa Bella Commons – 4.7 miles



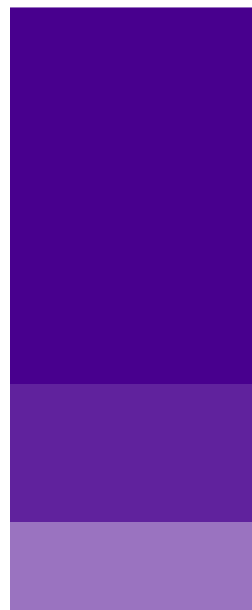
The Shops at Linganore – 7.3 miles



# Urbana Village Shopping Center – 10.9 miles



# Downtown Frederick – 12.1 miles





# Thinking of Selling Your Home?

Put Hagan Realty to work for you, and you'll be moved!

## Services Include

- HDR Photos
- 3D Tours
- 4K Property Tours
- Property Guides
- Targeted Social Ads
- Custom Websites
- Site Maps
- Arial Imagery
- Floor Plans
- Open Houses
- MLS Syndication
- Custom Signs

In an ever-evolving real estate market, Hagan Realty stands out as your go-to partner for selling your home at the best price, in the least time, and with unparalleled success. We go beyond just putting a 'For Sale' sign on your lawn.

Our in-house experts utilize state-of-the-art HDR photography, 4K video, and 3D tours to make your property shine in its best light. Forget generic listings; every home gets a custom website focused solely on showcasing its unique features, and we employ targeted social media ads to reach potential buyers across multiple platforms. We arm visiting buyers with comprehensive property guides-detailing everything from your home's amenities to the local schools-and our open houses effectively reach nearly half of all home buyers. From the sky with FAA-licensed

drone pilots to the ground with full-color, furnished floor plans, we've got every angle covered. If you want your property to stand out and attract top-dollar offers, let Hagan Realty's unmatched tools and expertise work for you.

**Contact us today to learn more.**

*If you are currently under a written contract to use another real estate broker exclusively, please disregard this notice. It is not our intention to solicit other real estate brokers' clients.*

## Thank You for Visiting

Thank you for viewing my listing here at 10886 Patina Row Way.

If you have any questions regarding this property, or would like to make an offer, please either contact me directly or have your agent do so if you are represented.

**Jed Williams**  
Principal Broker

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