



Rose Hill Falls

Quality Homes, Convenient Locale, Serene Settings



10 Fire Princess Court | Rockville, MD 20850



COAKLEY

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Ranked in the Top 1% of Realtors Nationwide
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Stunning 3BR/3.5BA brick-front luxury townhouse with covered front portico and triple bump-outs in the rear built by Winchester Homes. Over 2,450 square feet of living area on three levels plus a one-car garage just minutes from Metro's Red Line. Special features include wide-plank maple hardwood flooring throughout the main and upper levels, custom painting, 9-foot, cathedral, and vaulted ceilings, two gas fireplaces, remodeled gourmet kitchen, renovated bathrooms, upgraded lighting, and plantation shutters throughout.

Gorgeous private backyard comprised of a two-tiered flagstone patio and fenced yard as well as a wrap-around deck off of the main level sunroom.

Slate walkway and front stoop; open two-story foyer entrance with recessed lighting, slate tile flooring, and solid oak staircase; living room and dining room with recessed lighting, crown molding, chair rail, and floor to ceiling windows with Palladian transoms above; overlook to foyer with powder room around corner; open kitchen floorplan with 42-inch cherry stained maple cabinets, granite countertops, designed glass tile backsplash, stainless appliances, granite center island/breakfast bar with commercial 5-burner stainless downdraft cooktop, and recessed lighting; family room off of kitchen with recessed lighting, corner gas fireplace with slate hearth, and decorative wainscoting; sunroom with floor-to-ceiling windows, wainscoting, and new double French door to rear wrap-around deck; master bedroom suite with cathedral ceiling, ceiling fan, two walk-in closets with custom built-ins, and sitting area; renovated master bathroom with designer 18-inch ceramic tile flooring, double Silestone vanity with undermount sinks, oversized walk-in shower with shelf niches, mosaic borders, frameless glass enclosure, and soaking tub; two additional bedrooms with ceiling fans and closets with custom built-ins; upper hallway landing with hardwood flooring and remodeled hall bath with designer tile flooring, double Silestone vanity with glass tile backsplash, and tub surround with matching glass tile border; lower level recreation room with corner gas fireplace, recessed lighting, wide-cased opening to den/exercise room, full ceramic tile bath, laundry room and storage under stairs.

Without leaving the neighborhood, there are over a mile of bucolic walking/bike paths, forested conservation areas, sidewalks, two tot lots, a private tennis court, and basketball court. Adjacent to the development sits the City of Rockville's Bullard Park at one end of the neighborhood and all of the sports fields, track, and tennis courts of Julius West Middle School on the other side. Be part of the vibrant Rockville Town Center featuring shopping, fine restaurants, sidewalk cafes, the new Rockville Regional Library, Regal Cinemas, and other entertainment and cultural facilities.



Michael P. Rose



Jon Triandafilou (JT)



Chris Nagel

- Year Built:** 1996
- Legal Subdivision:** Rose Hill Falls
- Est. RE Taxes:** 7,679.74 (FY 2020)
- Lot Size:** 1,892 Square Feet
- Exterior:** Brick Front, Siding
- Heat:** Gas • Forced Hot Air
- Cool:** Electric • CAC
- Hot water:** Gas • 50-gallon
- HOA Fee:** \$85.31 per month

- Elementary School**
Bayard Rustin
- Middle School**
Julius West
- High School**
Richard Montgomery

Information in this brochure is deemed to be accurate, but should not be relied upon without verification.



Main Level



Upper Level



Lower Level

