



\$499,900

169 Wood Bridge Drive, Oakland, Maryland 21550

Contact: Betsy Spiker 301-616-5022

(Shown by appointment only)

Est Sq Ft	1775
Levels	3
Taxes	\$2,755.22
Subdivision	Meadow Lake Estate
Association	HOA
Fee	\$800/year
Bedroom(s)	3
Bathroom(s)	2.5
Year Built	2004
Heating	Oil plus air tight wood burning stove/stone fireplace
Cooling	AC
Water	Well
Sewer	Septic
Roof	Shingle
Siding	Cedar/Stone
Foundation	Block
Basement	3 Car Garage/Storage
Driveway	Paved
Acres	4.68
Fireplaces	1

Remarks:

Unique opportunity to own this charming, spacious but cozy, rustic yet elegant home. HOA membership includes access to a 12 acre lake and common area with sand beach, pavilion, swimming, fishing, kayaking. Very sprivate setting, large lot (almost 5 acres). Exclusive Private community, borders state forest. Spectacular view of lake and Mt. Nebo. Close to Keep Creek Lake, Wisp, Herrington Manor & Swallow Falls State Parks and 3 miles from Oakland.

Directions:

From McHenry, MD take Rt 219 South, Past Sheetz Store. Turn right at M&T Bank onto East Green St. Proceed straight thru traffic light. Cross bridge. Past white mansion & white fence on left. Turn right on Markwood Drive (Meadow Lake Estate Sign). Turn left on 1st street. Turn left at 1st driveway.

Appliances:

Range, Dishwasher, Refrigerator w/icemaker, Microwave, Disposal, Washer, Dryer

Flooring:

Carpet, Ceramic Tile, Laminate Wood, Sheet Vinyl

Room	Dimensions	Level	Features
Great Room	13' 2" x 22'	Main	High Cathedral Ceiling, Stone Fireplace, Lake View
Dining	12' 11" x 12'	Main	Lake View
Kitchen	11' 7" x 15' 4"	Main	Granite Counter Tops, oak Cabinets, Laminate Wood Floor
Master Bedroom	13' 3" x 15' 11"	Main	Lake View, 12' High Vaulted Ceiling
Master Bath	10' 6" x 12' 7"	Main	Granite Counter Tops Double Sick, Ceramic Tile Floor, 6' Soaking Tub, Shower Stall
Walk-in Closet	6' x 6' 10"	Main	
Laundry	5' 8" x 6' 4"	Main	
Half Bath	4' 2" x 5' 6"	Main	
Covered Porch	6' X 25'	Main	View of Lake and Mt. Nebo
Bedroom #2	11' 4" x 16' 1"	Upper	
Walk-in Closet	6' 6" x 9' 6"	Upper	
Bedroom #3	11' 3" x 13' 6"	Upper	
Bath #2	8' x 8'	Upper	
Basement	3 Car Garage	Lower	
Storage	15' x 20'	Lower	

NOTE: Specification sheet is for informational purposes only. Information shown are for estimates only and should not be relied on as accurate.

