

Client Full

9946 Canvasback Way, Damascus, MD 20872

Coming Soon

Residential

\$425,000



Recent Change:

06/14/2025 : Coming Soon : ->C/S Expected On Market Date: 06/19/25

MLS #: MDMC2186214
Tax ID #: 161202324795
Ownership Interest: Fee Simple
Association: HOA
Structure Type: Interior Row/Townhouse
Levels/Stories: 3
Waterfront: No
Garage: No

Beds: 3
Baths: 2 / 1
Above Grade Fin SQFT: 1,220 / Assessor
Below Grade Fin SQFT: 500 / Assessor
Price / Sq Ft: 348.36
Year Built: 1985
Style: Colonial
Central Air: Yes
Basement: Yes

Location

County: Montgomery, MD
In City Limits: No
Legal Subdivision: DAMASCUS VALLEY PARK
Subdiv / Neigh: DAMASCUS VALLEY PARK
Transportation: Bus Stop less than 1 mile

School District: [Montgomery County Public School](#)
High School: Damascus
Election District: 12

Association / Community Info

HOA: Yes
HOA Name: PROPERTY MANAGEMENT PEOPLE INC.
Property Manager: No
Association Fee Incl.: Common Area Maintenance, Snow Removal, Trash

HOA Fee: \$96 / Monthly
Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$3,985 / 2024
County Tax: \$3,629 / Annually
City/Town Tax: Annually
Clean Green Assess: No
Front Foot Fee: Annually
Refuse Fee: \$245
Loss Mitigation Fee: No
Agricultural Tax Due: No
Zoning: RT10.

Tax Assessed Value: \$336,633 / 2025
Imprv. Assessed Value: \$253,500
Land Assessed Value: \$126,000
Special Assmt: \$45.05
Historic: No
Land Use Code: R
Block/Lot: B / 40

Rooms

	Bed	Bath
Main		1 Half
Upper 1	3	1 Full
Lower 1		1 Full

Building Info

Above Grade Fin SQFT: 1,220 / Assessor
Below Grade Fin SQFT: 500 / Assessor
Total Below Grade SQFT: 600 / Assessor
Total Fin SQFT: 1,720 / Assessor
Tax Total Fin SQFT: 1,720
Total SQFT: 1,820 / Assessor
Wall & Ceiling Types: Dry Wall
Foundation Details: Slab
Basement Type: Other

Construction Materials: Aluminum Siding, Brick
Below Grade Unfin SQFT: 100 / Assessor
Flooring Type: Hardwood
Roof: Architectural Shingle, Asphalt
Basement Finished: 83%

Lot

Lot Acres / SQFT: 0.03a / 1400sf / Assessor
Fencing: Wood

Ground Rent

Ground Rent Exists: No
Ground Rent Amount: Annually

Parking

Total Parking Spaces: Unknown Features: Parking Lot

Interior Features

Interior Features: Ceiling Fan(s), Dining Area, Floor Plan-Traditional, Walk-in Closet(s), Window Treatments, Wood Floors; No Fireplace; Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Ceiling Fan(s), Central A/C; Cooling Fuel: Electric; Heating: Central; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Basement Built in and shed

Public: Discover the perfect blend of comfort and style in this beautifully maintained 3-bedroom, 2.5-bath townhome located in a sought-after Damascus community. Featuring gleaming hardwood floors, stainless steel appliances, and granite countertops, this home offers both functionality and modern appeal. The spacious primary suite includes large, custom walk-in closets, while the fully finished walkout basement provides additional living space—ideal for a media room, home office, or guest suite. Step outside to your private, low-maintenance backyard oasis, complete with AstroTurf, a paver patio, and a stylish lounge area perfect for entertaining. Opportunities like this don’t come often—schedule your showing today and make this exceptional townhome yours!

Directions

Use GPS

Listing Details

Vacation Rental:	No	DOM:	0
Sale Type:	Standard	Expected On Market Date:	06/19/25
Listing Term Begins:	06/08/2025	Lease Considered:	No
Possession:	0-30 Days CD	Home Warranty:	No
Acceptable Financing:	Cash, Conventional, FHA, VA	Pets Allowed:	Yes
Federal Flood Zone:	No	Pet Restrictions:	Case by Case Basis
		Seller Concessions:	No

