



9946 Canvasback Way Damascus, MD 20872

Chirag Shah

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• Back yard opens to large green space



Exterior

\$425,000

Property Details



Bedrooms  
**3 Bedrooms**



Bathrooms  
**2 Full 1 Half**



Home Size  
**1,820 SQFT**



Lot Size  
**1,400 SQFT**



Year Built  
**1985**



Levels  
**3 Levels**



HVAC  
**Heatpump**



Property Taxes  
**\$3,629/Year**



Neighborhood  
**Country Road**



HOA Fee  
**\$96/Month**



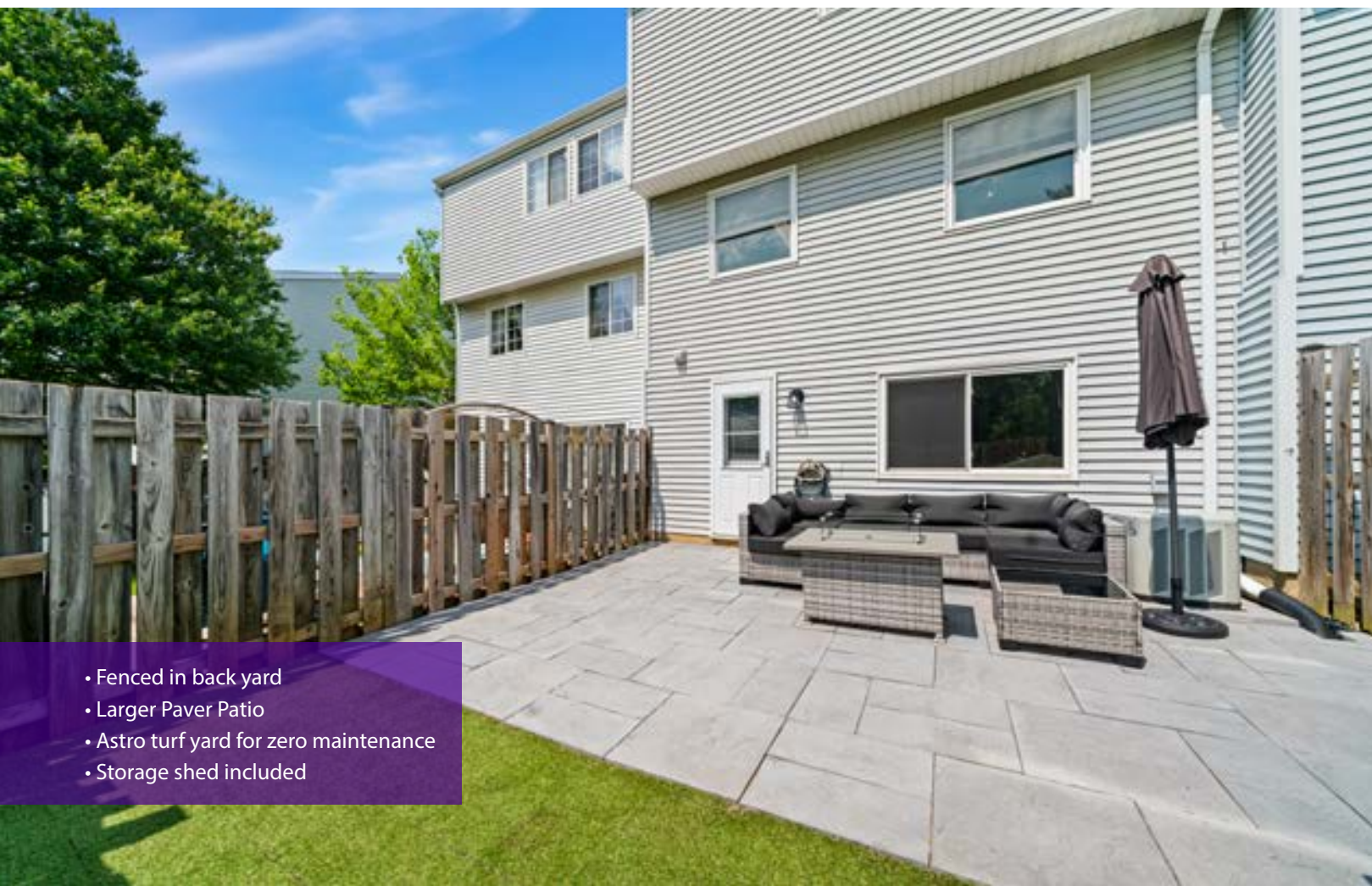
Schools  
**Clearspring ES  
Johbn T. Baker MS  
Damascus HS**



• 2 parking spaces right out front



**Back Yard**



- Fenced in back yard
- Larger Paver Patio
- Astro turf yard for zero maintenance
- Storage shed included

**Main Level**

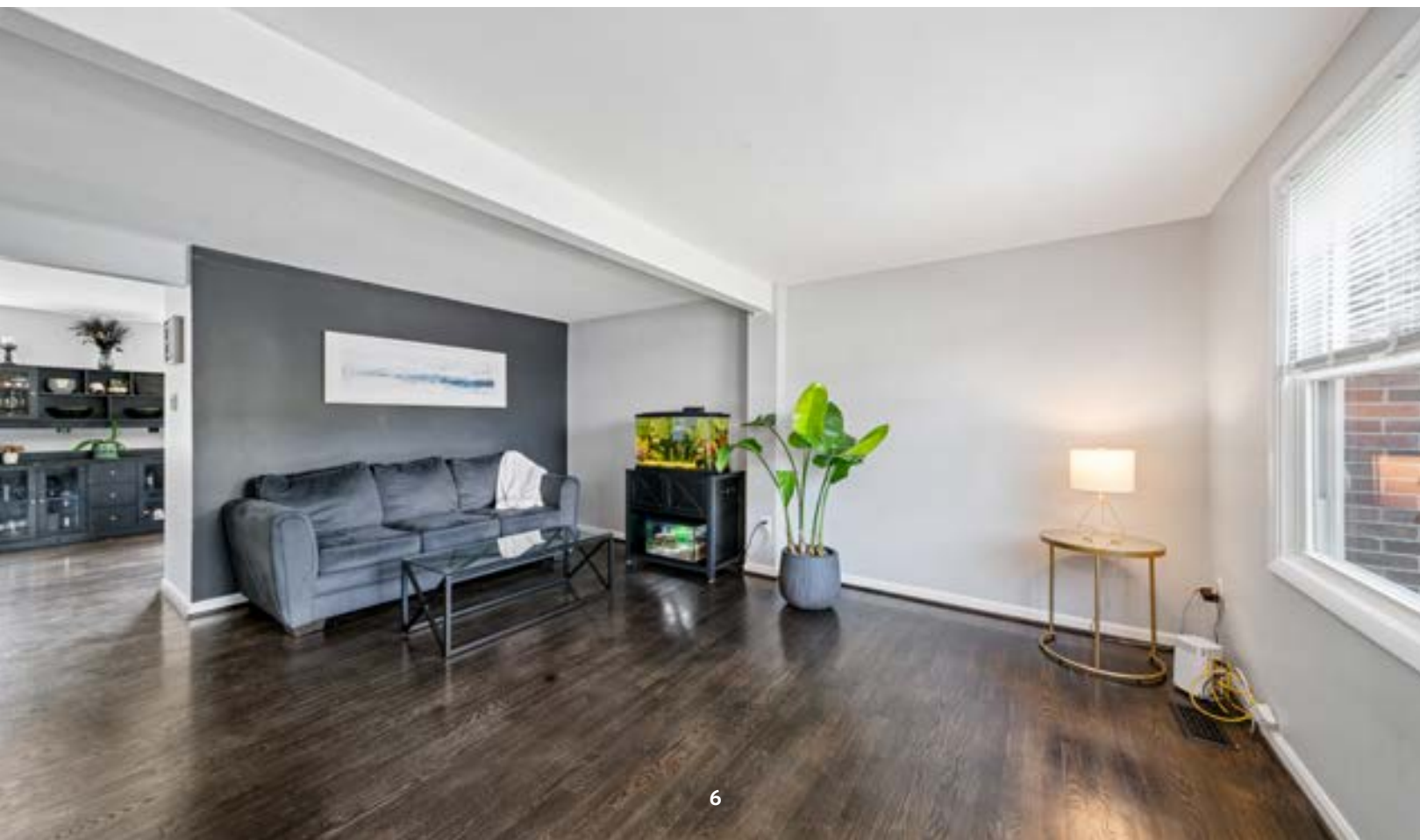




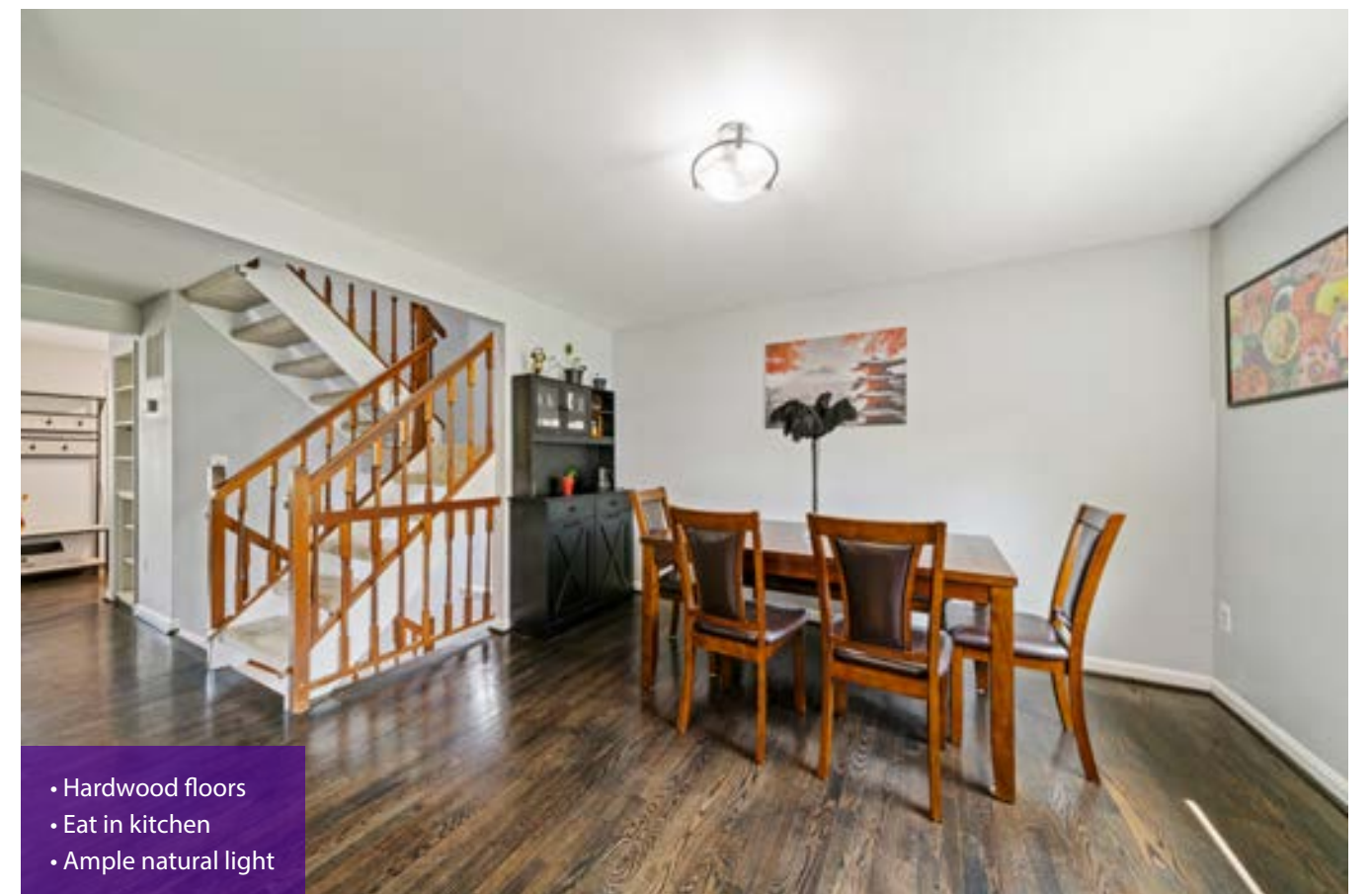
## Living Room



- Light filled living room
- Hardwood floors



## Dining Room



- Hardwood floors
- Eat in kitchen
- Ample natural light



Kitchen



- Stainless steel appliances
- Large pantry



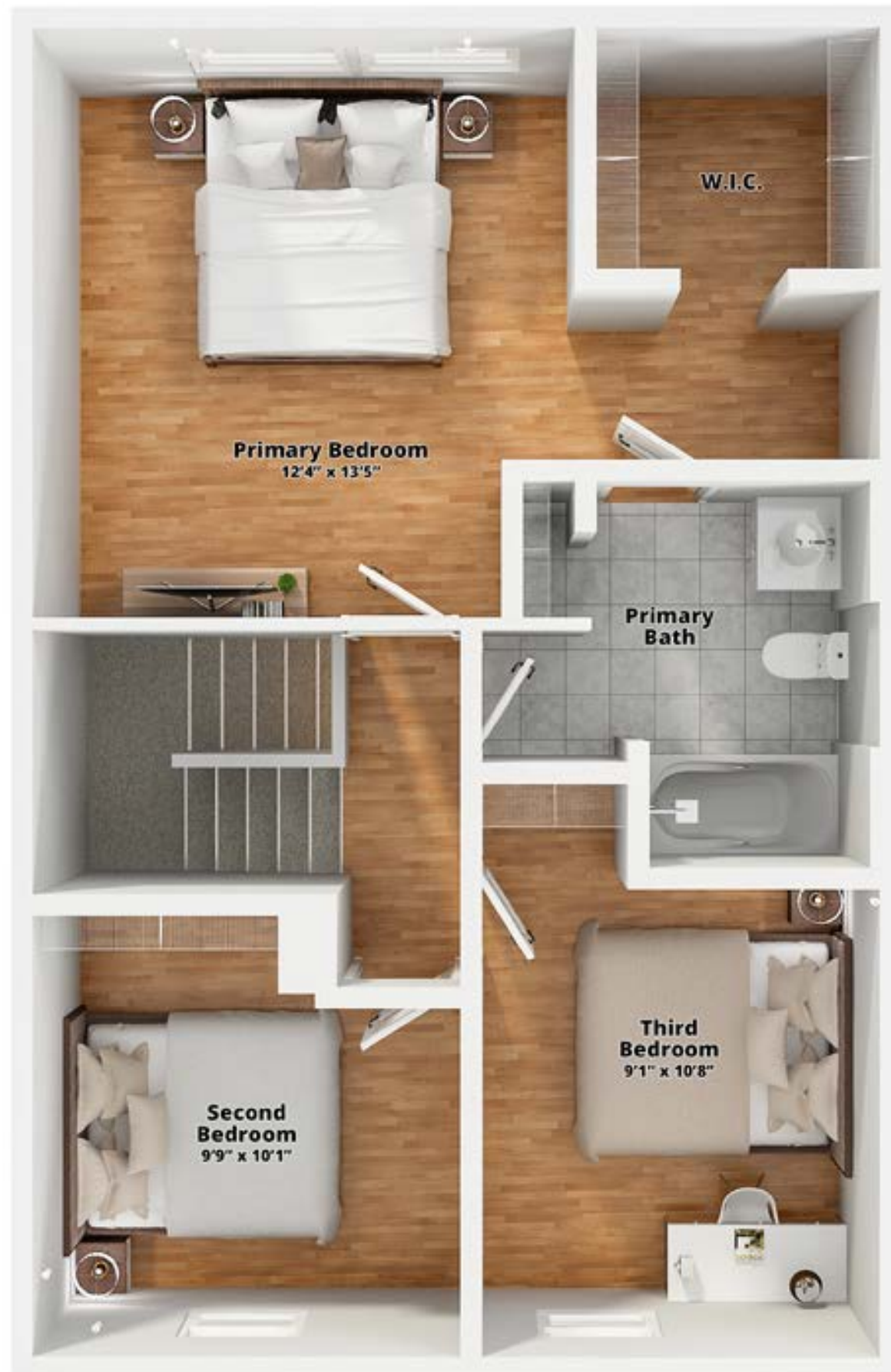
- Granite counter tops
- Hardwood floors

Powder Room





## Upper Level



## Primary Bedroom





Second Bedroom



- Ceiling fan
- Ample light
- Hardwood floors
- Custom built-ins

Full Bathroom



- Well lit bathroom
- New fixtures and vanity

Third Bedroom



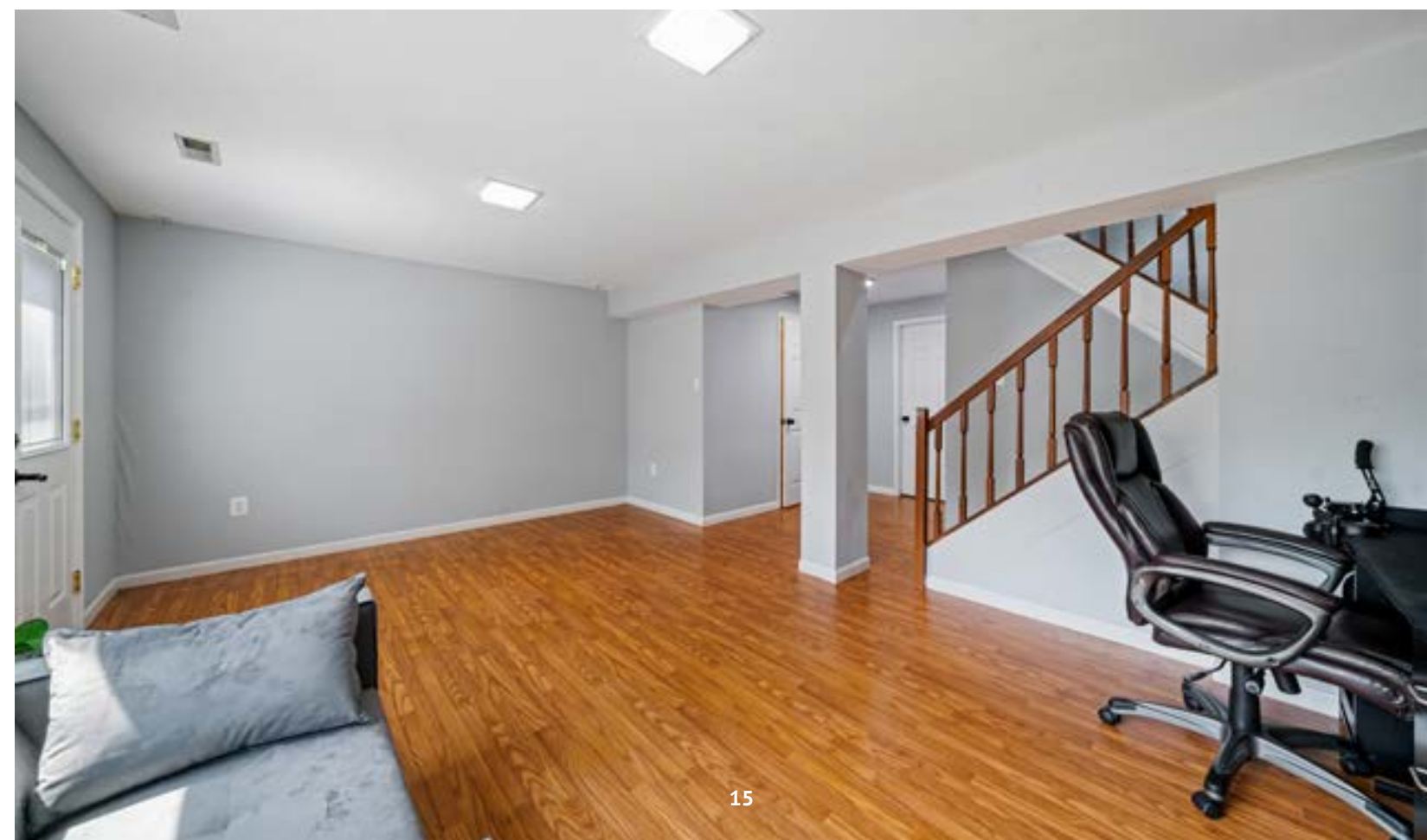
- Ceiling fan
- Ample light
- Hardwood floors
- Custom built-ins







## Family Room





Laundry & Utility Room



Second Full Bathroom





## Country Road HOA





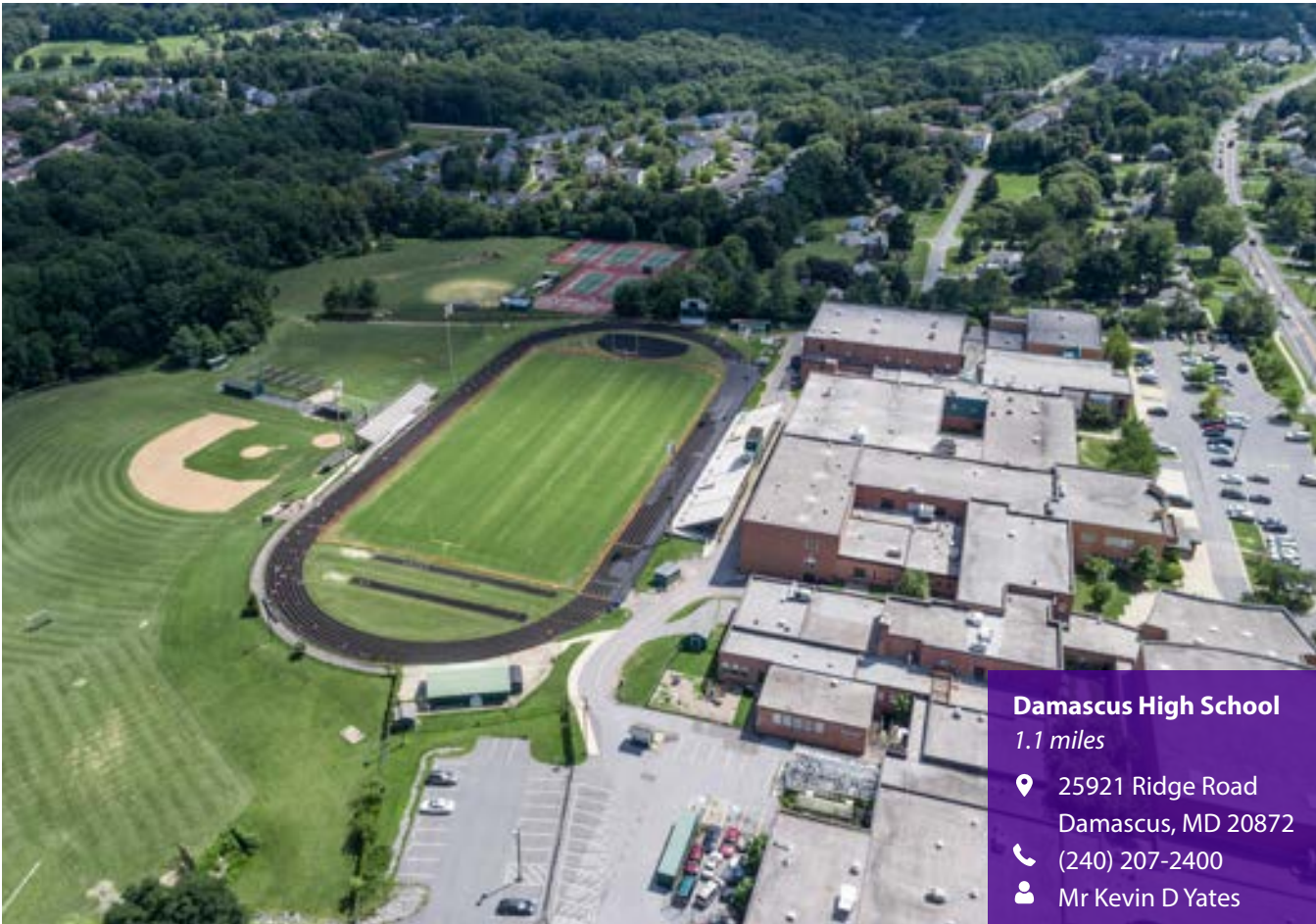






**Clearspring Elementary School**  
0.8 miles

- 9930 Moyer Road  
Damascus, MD 20872
- (240) 740-2580
- Ms Holly Gilbertson



**Damascus High School**  
1.1 miles

- 25921 Ridge Road  
Damascus, MD 20872
- (240) 207-2400
- Mr Kevin D Yates



**John T. Baker Middle School**  
0.7 miles

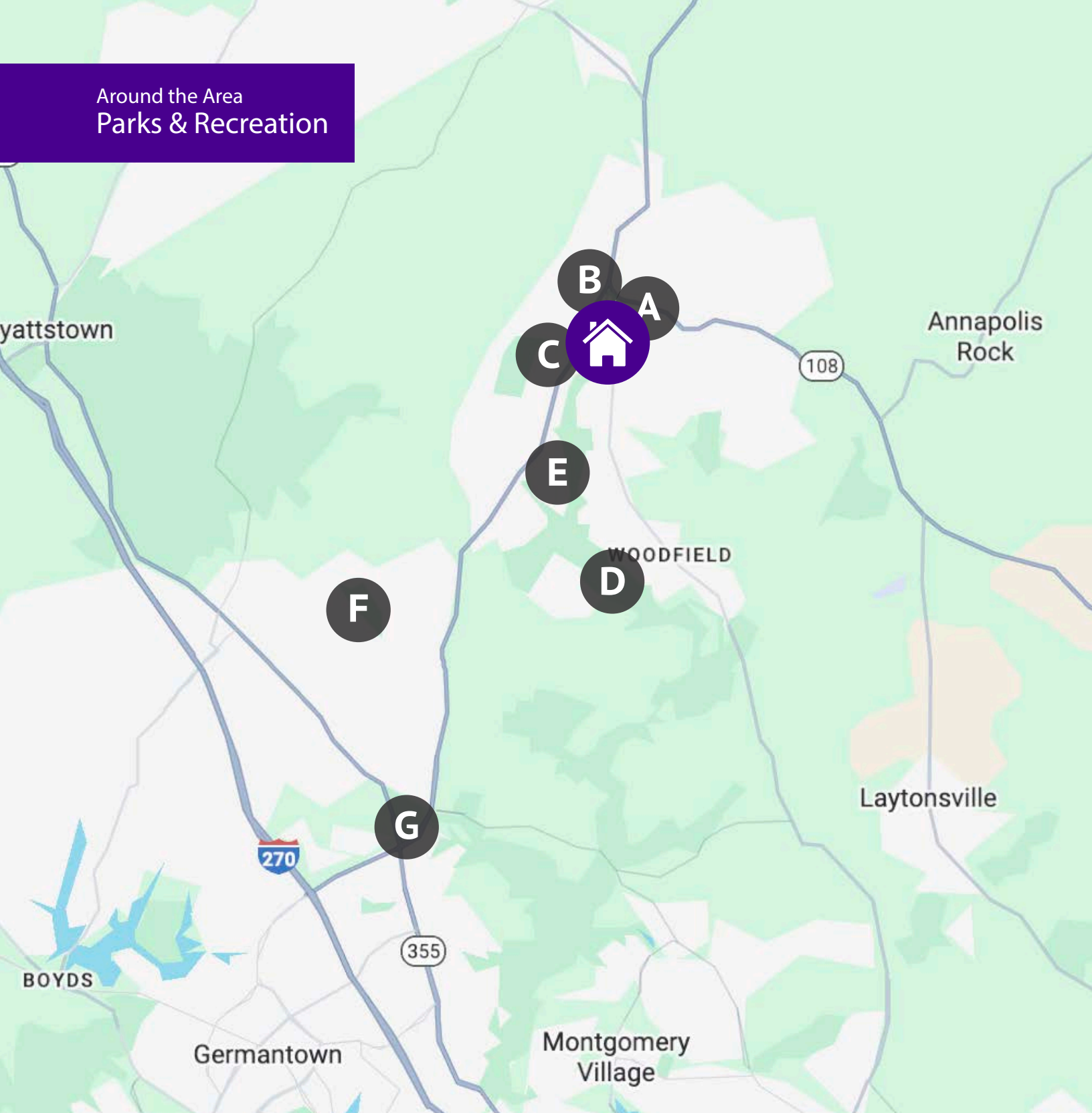
- 25400 Oak Drive  
Damascus, MD 20872
- (240) 207-2440
- Ms Louise Worthington



**Damascus Library**  
1 mile

- 9701 Main Street  
Damascus, MD 20872



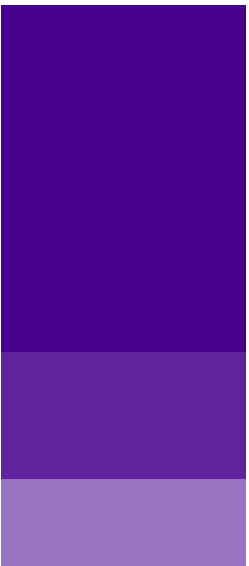
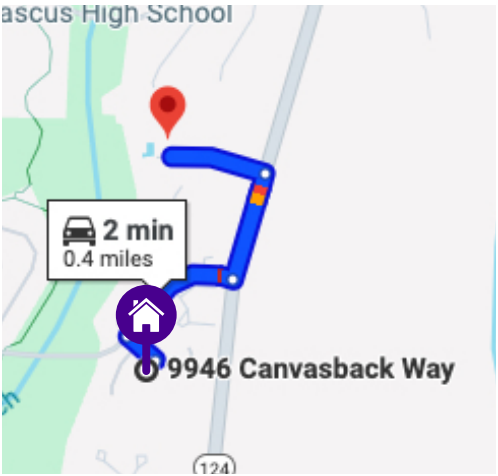


Around the Area  
Parks & Recreation

● Parks & Rec

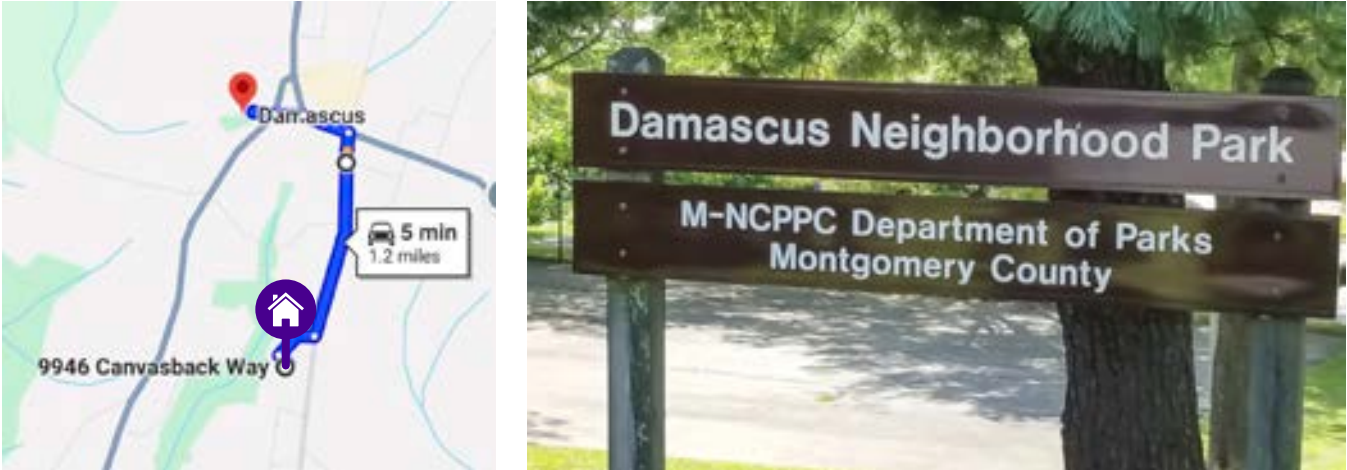
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|---|-------------------------------------|
| <b>A</b> Damascus Recreation Association      | <b>E</b> Damascus Recreational Park |
| <b>B</b> Damascus Neighborhood Park           | <b>F</b> Ovid Hazen Wells Rec Park  |
| <b>C</b> Damascus Community Recreation Center | Ridge Road Recreational Park        |
| <b>D</b> Magruder Branch Park Trail Creek     |                                     |

Damascus Recreation Association – 0.4 miles





Damascus Neighborhood Park – 1.2 miles



Damascus Rec Center – 1.2 miles





Magruder Branch Park Trail Creek – 2.8 miles

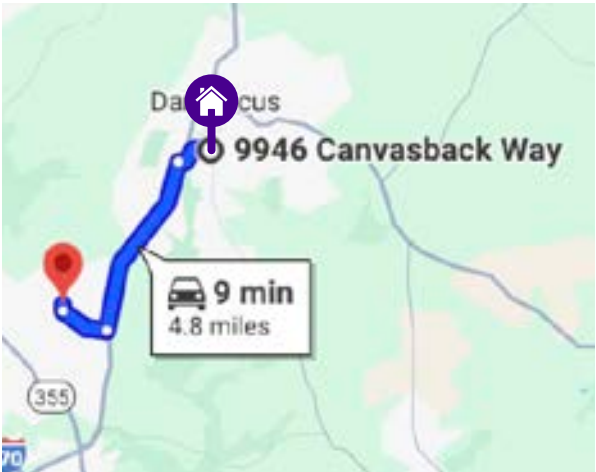


Damascus Recreational Park – 3.1 miles

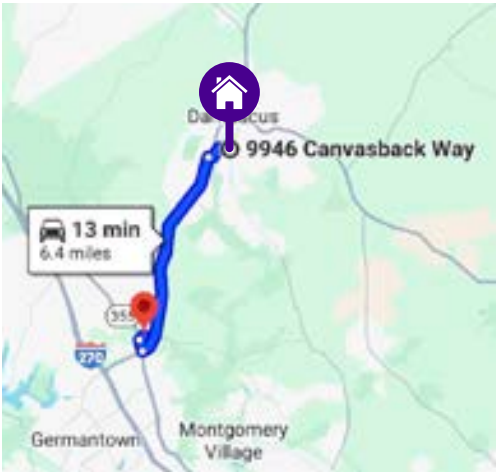




Ovid Hazen Wells Rec Park – 4.8 miles

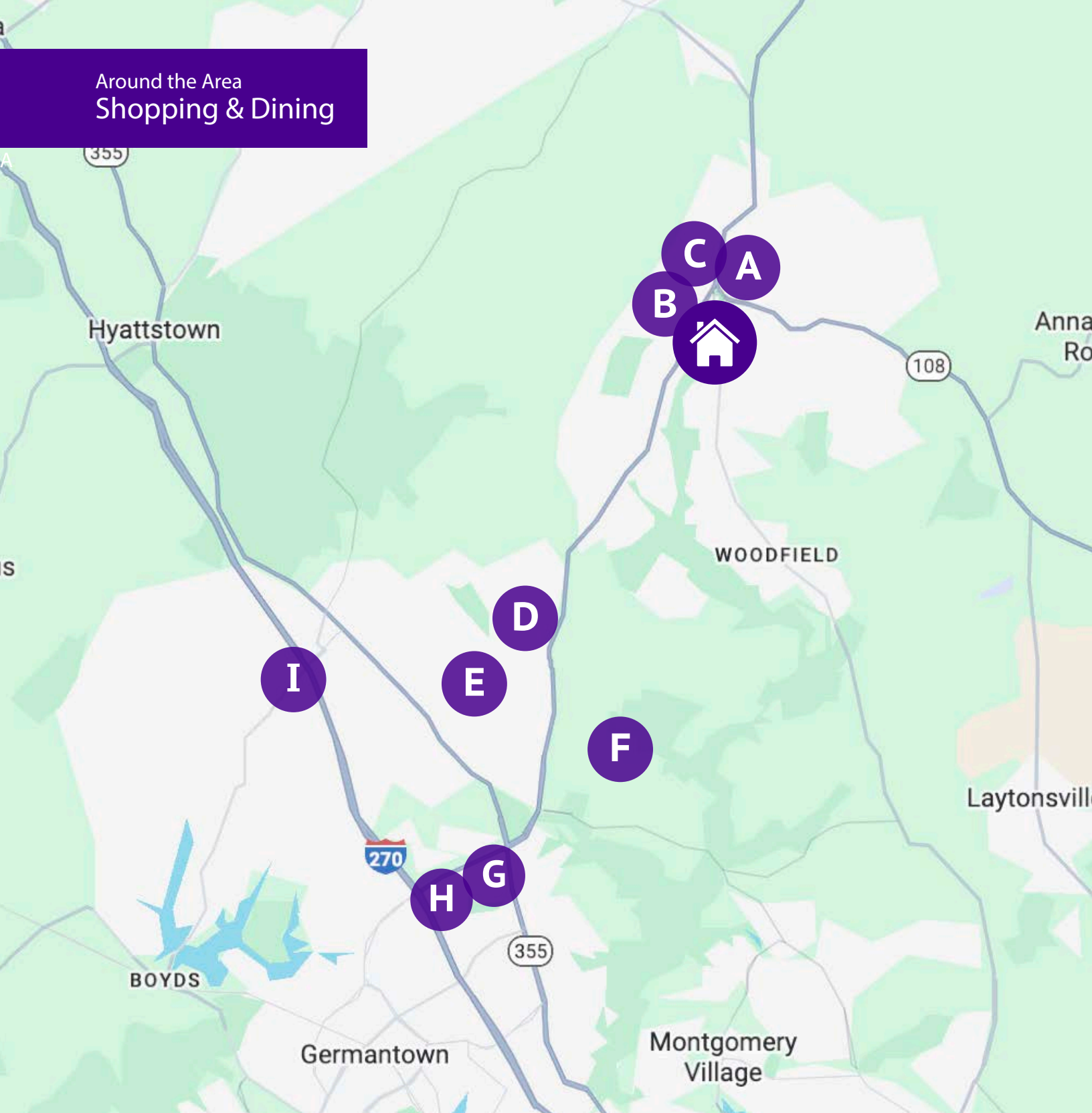


Ridge Road Recreational Park – 6.4 miles





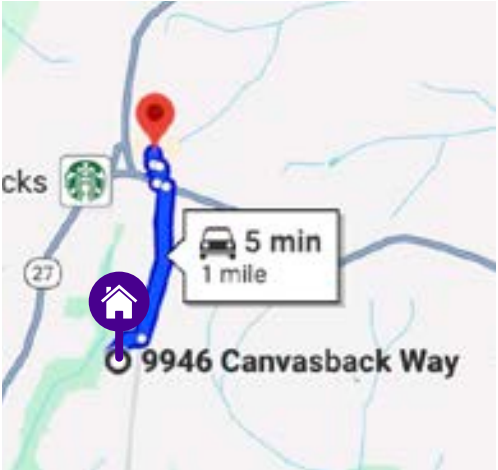
Around the Area  
Shopping & Dining



● Shopping & Dining

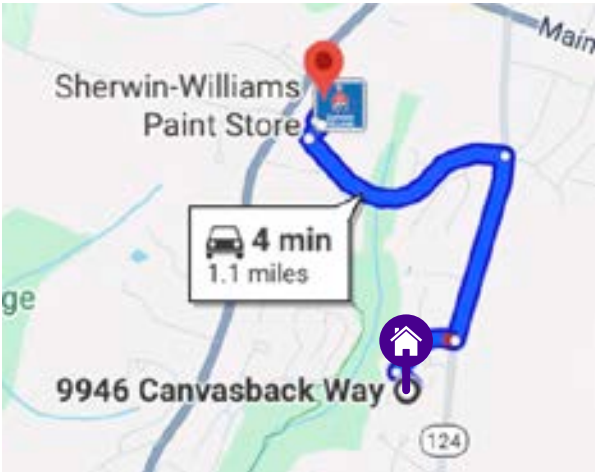
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|------------------------------------|-------------------------------------|
| <b>A</b> Damascus Shopping Center  | <b>F</b> Butlers Orchard            |
| <b>B</b> Ridge Plaza               | <b>G</b> Milestone Center           |
| <b>C</b> Jimmie Cone               | <b>H</b> Shops at Seneca Meadows    |
| <b>D</b> Cedar Grove Store         | <b>I</b> Clarksburg Premium Outlets |
| <b>E</b> Clarksburg Village Center |                                     |

Damascus Shopping Center – 1 mile

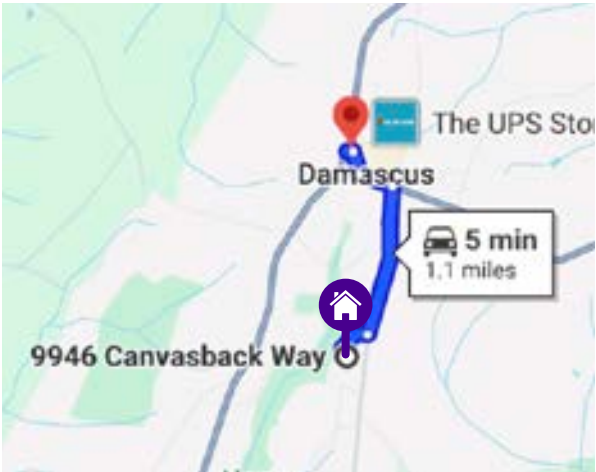




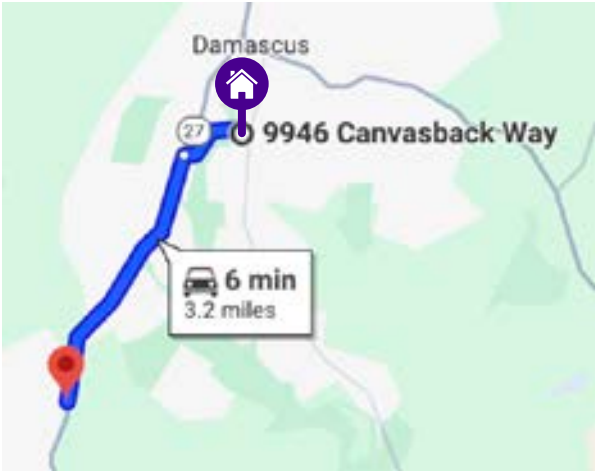
Ridge Plaza – 1.1 mile



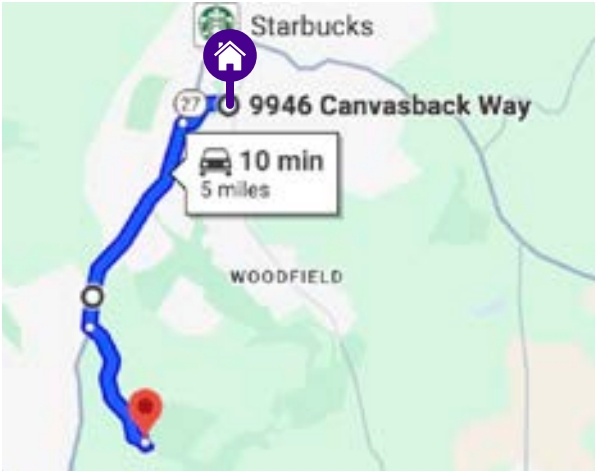
Jimmie Cone – 1.1 mile



Cedar Grove Store – 3.2 miles

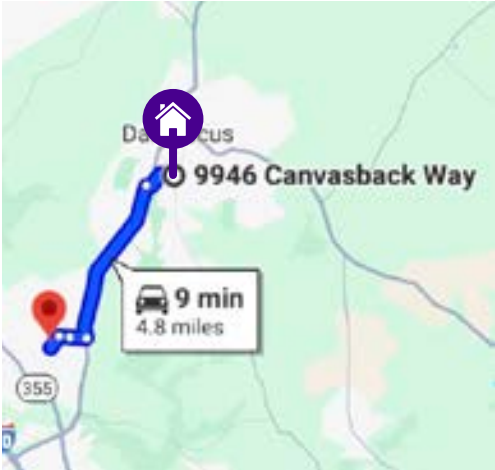


Butlers Orchard – 5 miles



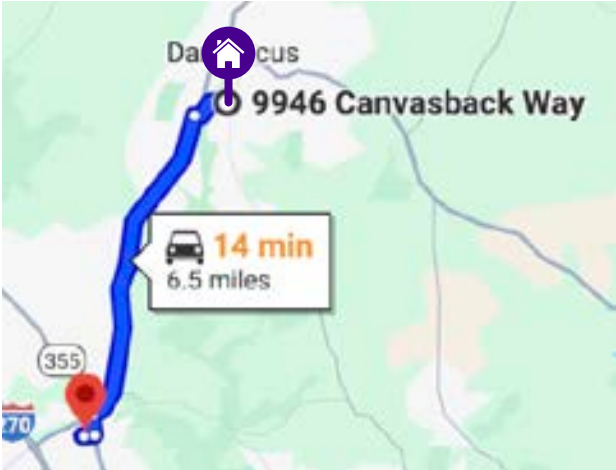


Clarksburg Village Center – 4.8 miles





Milestone Shopping Center – 6.5 miles





Milestone Shopping Center – 6.5 miles





Shops at Seneca Meadows – 6.9 miles



Clarksburg Premium Outlets – 7.4 miles







# THE MONEY STORE®

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- Home Ready™ and Home Possible available
- 100% Financing Loans (DPA) available.

## FHA LOANS

- Minimum FICO 580 FHA Streamlines without appraisal in most cases manufactured homes for purchase and refinance FHA 203(k) with up to \$35,000 in financing available for renovations Reverse Mortgages\*
- 100% Financing Loans (DPA) available.
- Non-Occupying Co-borrowers allowed

## VA LOANS

- Minimum FICO 580
- Finance up to 100% of property value
- VA IRRRL - No Income asset documentation required and no appraisal required in most cases
- No down payment
- Gift funds acceptable for closing costs Seller can pay for closing costs
- Not limited to first-time home buyers

## USDA LOANS

- No down payment required
- No minimum credit history required
- 1% USDA required guarantee fee can be financed
- Property must be located in an eligible designated rural area
- Brand new homes or existing properties are eligible

## JUMBO LOANS

- Minimum FICO score to 680
- Purchase, refinance and cash-out available As little as 10% down with a non-conforming jumbo loan
- Available for loans greater than \$806,500 up to \$3 million
- Max debt-income ratio of 43% with some special cases up to 45%

## NON-QM/OTHER PROGRAMS

- No Income Documents loan for Primary Residence
- Bank Statements / 1099 only
- Foreign National
- ITIN (Individual Taxpayer Identification Number)
- DSCR (Debt Service Coverage Ratio)
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- Portfolio/ Commercial

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### Susan Qura

Mortgage Loan Originator | NMLS #1709762  
(703) 986-7035  
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CLA Title and Escrow is a national settlement company providing settlement services to realtors, lenders, buyers, and sellers. We work with a variety of lenders across Maryland, Pennsylvania, Virginia, and D.C. From condos to farms, CLA has you covered.

We are a fun, fast-moving company striving to create a seamless and smooth closing process for all parties. We understand the importance of each individual transaction. We put significant resources into making it the best possible experience each time. In the event it doesn't, we have a "we break it, we fix it" approach. We'd rather lose money on a given transaction than damage our valuable client relationship.

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- Closings: Virtual closings, anytime anywhere, curb-side closings, remote online (RON) with lender approval

## CLA POINTS OF CONTACT

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- WHITE PLAINS, MARYLAND
- FREDERICK, MARYLAND
- ARLINGTON, VIRGINIA
- TYSONS, VIRGINIA
- WASHINGTON, D.C.
- AND MANY MORE

## TIME FRAMES FOR TITLE

- Purchases: 48-72 hours
- Refinances: 24-48 hours





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- 3D Tours
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Thank You for Visiting

Thank you for viewing my listing here at 9946 Canvasback 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.

**Chiraq Shah**  
Realtor

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