



14729 Pommel Drive, Rockville, MD 20850

4

BEDROOMS

2.5

BATHROOMS

2

CAR
GARAGE

\$7,337

ANNUAL
TAXES

2,297+

SQUARE
FEET

0.386

ACRES

1985

YEAR
BUILT

Immersive 3-D Virtual Tour: 14729.AlexSaenger.com



Updated, spacious and secluded. This home is located in a quiet cul-de-sac with woods in the backyard to enjoy the wildlife. This home boasts refinished hardwood floors, a refreshed kitchen with stainless steel appliances, granite counters, new flooring, new carpets on the upper level, new light fixtures, fresh paint throughout, a large deck out back with a pergola, gazebo and built in benches. Don't forget, this is Wooton school district!



KELLERWILLIAMS,
CAPITAL PROPERTIES
301-251-1221 x1000



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Homes@AlexSaenger.com



This home features a spacious outdoor deck, perfect for outdoor cookouts. There is a pergola, built in benches to view the wildlife and tranquil woods, and also a gazebo with hot tub (sold as-is).



KELLERWILLIAMS,
CAPITAL PROPERTIES
301-251-1221 x1000



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Enter the home through the grandiose foyer, featuring refinished hardwoods, a curved staircase with new carpeting, and fresh paint. The room adjoins the living room, office and connects to the lower level stairs.



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The home office features hardwood flooring, two flush mount lighting fixtures, and two large windows for ample lighting and views of the front yard.



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Opposite the foyer is the living room, complete with spotlight lighting, chair-rail molding, refinished hardwoods, and fresh paint. The room also adjoins the dining room.



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The dining room boasts refinished hardwoods, chair-rail molding and crown molding, a large bay window to the backyard, an updated lighting fixture and connects to the kitchen.



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The kitchen has been updated with stainless steel appliances, granite counters, freshly painting cabinets and new flooring. The kitchen also features a breakfast bar and eat-in kitchen table space.



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The kitchen offers space for additional dining, a large bay window with access to the deck, a half wall to look into the family room, and adjoins the living room, and main level half bathroom.



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The family room comes equipped with wood flooring, a wood burning fireplace & mantle, vaulting ceiling, two large double panel glass doors to the deck, overhead fan, sky lighting and is connected to the garage.



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CAPITAL PROPERTIES
301-251-1221 x1000



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The garage offers space for two vehicles, an additional refrigerator, and storage space. The main level half bathroom features marble floors, a glass vessel sink, and a large mirror.



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The elegant owners suite features fresh carpet, a modern overhead fan with remote control, a large walk-in closet, three large windows, fresh paint, and adjoins the master bathroom.



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The master bathroom features a jacuzzi jet-tub, a standing shower, sink with counter space, tile flooring, a medicine cabinet, large wall mirror, and a partially enclosed toilet space.



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CAPITAL PROPERTIES
301-251-1221 x1000



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The second bedroom offers fresh carpets and paint, easy access to the bathroom, and stairs, and features a closet with built-in shelving.



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The 3rd bedroom features fresh carpets and paint, two large windows to the front yard, and a closet with built-in shelving.



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301-251-1221 x1000



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The full bathroom is shared by the 2nd, 3rd, and 4th bedroom. It features tile floor, a shower/tub, a sink with ample counter space, updated lighting, a medicine cabinet, and a large wall mirror.



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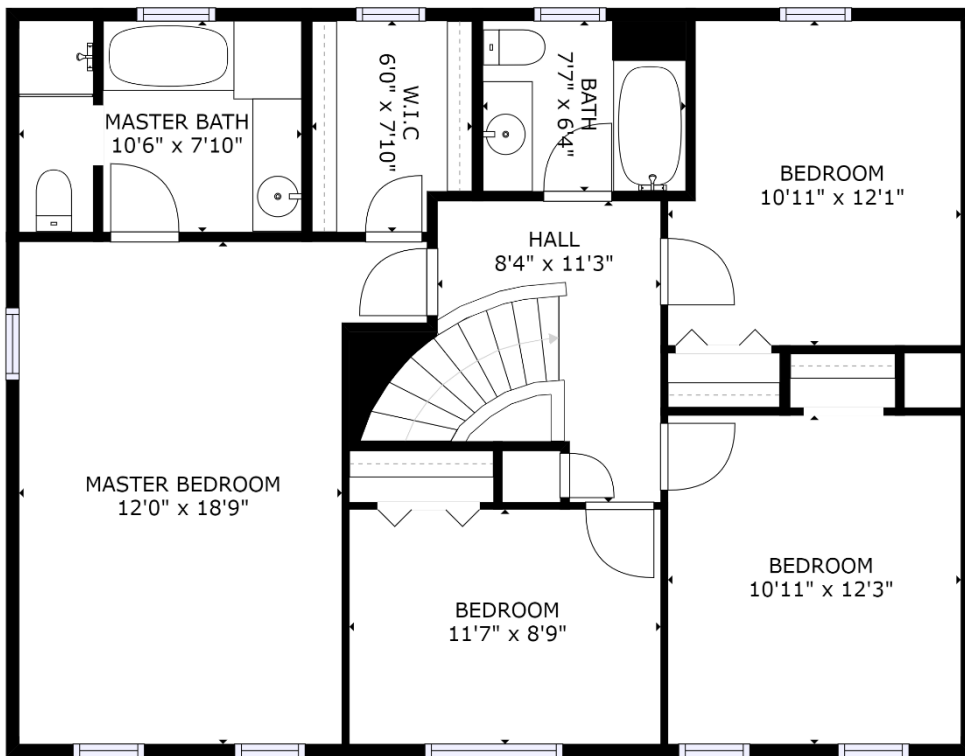
The 4th bedroom offers fresh carpet and paint, a spacious closet, and a large 3 panel window with views of the front yard.



KELLERWILLIAMS,
CAPITAL PROPERTIES
301-251-1221 x1000



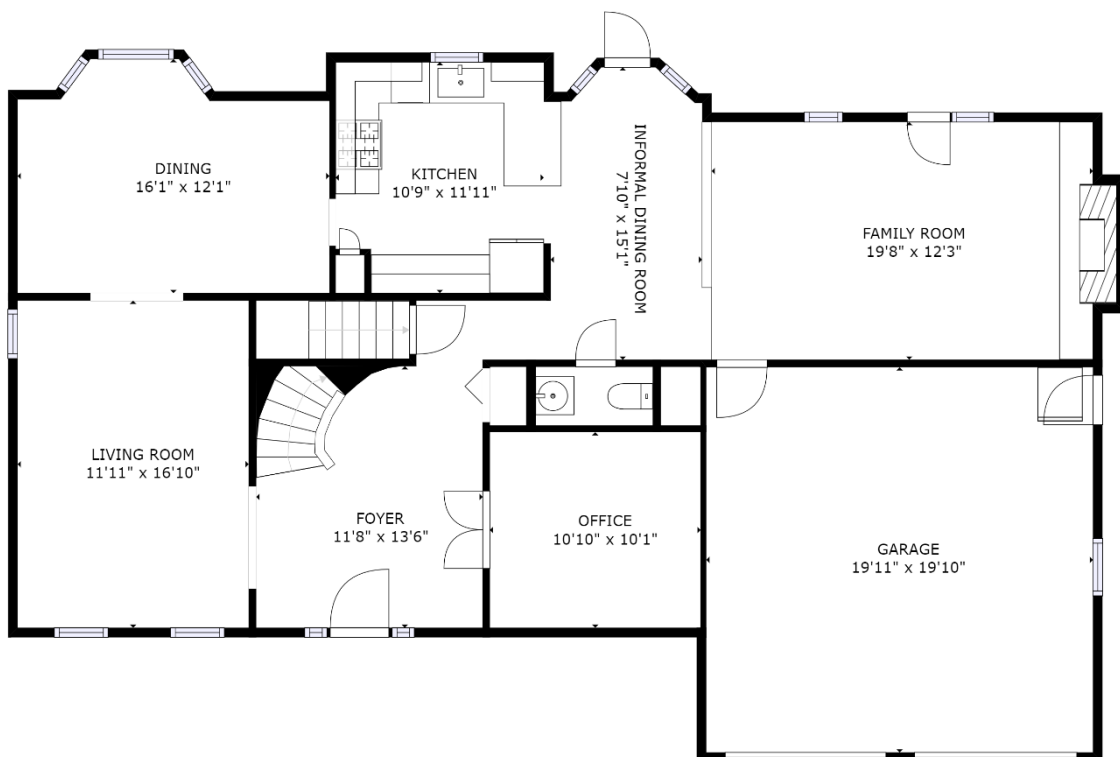
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FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 880 sq ft, FLOOR 2: 1251 sq ft
 FLOOR 3: 948 sq ft, EXCLUDED AREAS:
 GARAGE: 395 sq ft
 TOTAL: 3080 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

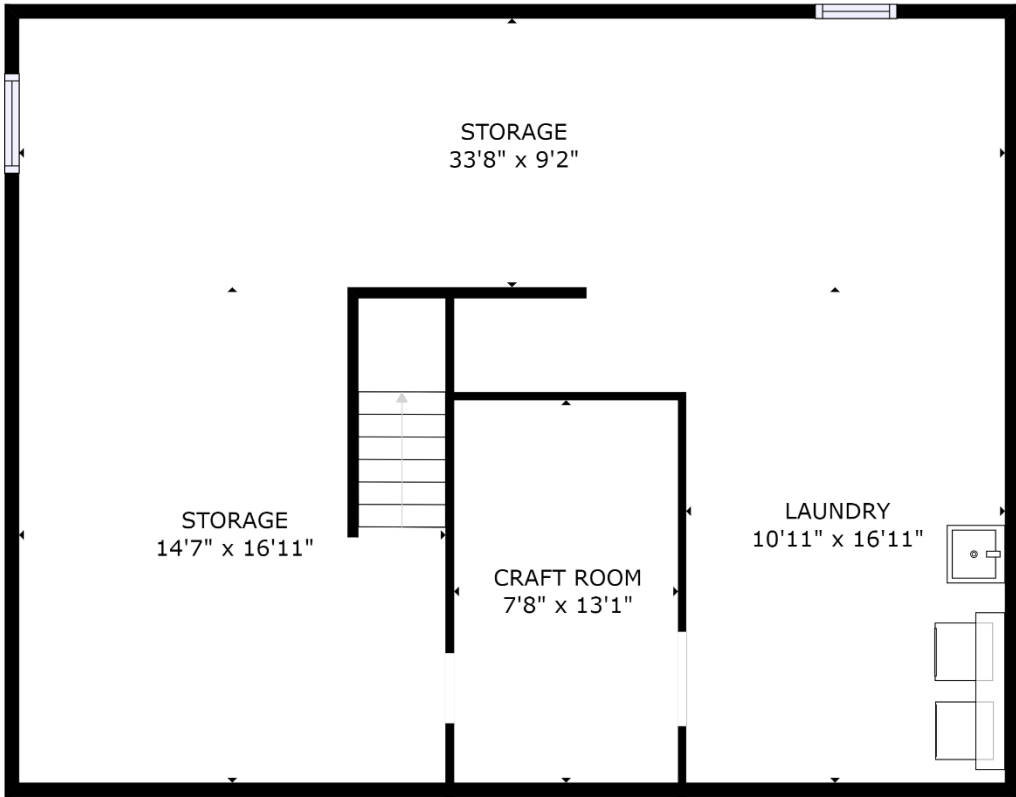


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 880 sq ft, FLOOR 2: 1251 sq ft
 FLOOR 3: 948 sq ft, EXCLUDED AREAS:
 GARAGE: 395 sq ft
 TOTAL: 3080 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 880 sq ft, FLOOR 2: 1251 sq ft
 FLOOR 3: 948 sq ft, EXCLUDED AREAS:
 GARAGE: 395 sq ft
 TOTAL: 3080 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POWERED BY
 matterport



List of Recent Home Improvements

ITEM	YEAR COMPLETED	COST
Carpeting on upper level and stairs	2018	\$3,730
New Kitchen Floor	2018	\$2,357
New Lighting Fixtures	2018	\$2,750
Painted Kitchen Cabinets	2018	\$2,450
Paint in All Rooms	2018	\$9,850

TOTAL:

\$21,137



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Your Home's Lifestyle Worksheets – Page 1

Top 5 Community Amenities (Parks, Pools, Sidewalks, Playgrounds, Tennis, Basketball, etc.)

- 1) Fallsgrove Stream Valley Park ~ 2.3 Miles
- 2) Kentlands~ 3.0 Miles
- 3) Stonebridge Community Pool and Tennis~ 1.0 Miles
- 4) RIO~ 2.6 Miles
- 5) AMC Loews Rio Cinema~ 2.4 Miles

Other – Downtown Washington D.C. ~ 23.7 Miles

Bretton Woods Golf Course~ 8.9 Miles

Quince Orchard Medical Center~ 0.3 Miles

Top Commuting/Transportation Assets

Closest Bus Stop Intersection – Darnestown Rd & @10500~ 0.6 Miles

Closest Train Stops (Metro/MARC)

Rockville Marc Station ~ 4.4 Miles

Metro Station ~ Rockville Metro ~ 4.4 Miles

Closest Airports (Ranked by Distance)

Reagan National Airport ~ 25.0 Miles

Dulles International Airport ~ 30.1 Miles

Davis Airport ~ 14.4 Miles

Closest Major Highway Intersection (i.e. 270/Route 28 exit 8)

RT 28 ~ 0.4 Miles

I-270 ~ 2.8 Miles



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Your Home's Lifestyle Worksheets – Page 2

Top 5 Lifestyle Benefits of Your Home (Close to a Gym/Shopping, Yard is Great for Kids and Pets, etc.)

- 1) Great yard to enjoy the wildlife
- 2) Close to Regional Parks
- 3) Located in a cul-de-sac
- 4) Large outdoor deck
- 5) Convenient location

Top 5 Favorite Nearby Restaurants (i.e. Coastal Flats – Downtown Crown)

- 1) Nantuckets Reef
- 2) The Bukhara
- 3) Mamma Lucia
- 4) Potomac Pizza
- 5) Great American Grill Rockville-Gaithersburg

Other –Wingstop, Subway, Taco Bell, Gordon Biersch

Closest Coffee Shops (i.e. Starbucks – Falls Grove)

- 1) Starbucks ~ 1.7 Miles
- 2) Dunkin Donuts ~ 1.5 Miles
- 3) Black Lion Café ~ 1.1 Miles



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Your Home's Lifestyle Worksheets – Page 3

Closest Grocery Stores (i.e. Giant - Kentlands)

- 1) Giant Food~ 1.1 Miles
- 2) Safeway ~ 1.7 Miles
- 3) Weis ~ 6.1 Miles
- 4) Trader Joes ~ 6.6 Miles
- 5) Aldi ~ 5.0 Miles

Favorite Nearby Shops (Dept. Store, Home Improvement, Gifts, Home Furnishings, Pet Store, Etc.)

- 1) Kohls ~ 2.3 Miles
- 2) Home Depot ~ 2.7 Miles
- 3) Pet Valu ~ 1.7 Miles
- 4) American Office~ 2.6 Miles
- 5) Target ~ 2.4 Miles

Hidden Gems! (i.e. Crepes-A-Go-Go– Kentlands)

- 1) York Castle Ice Cream
- 2) Lakewood Country Club
- 3) Lilly Magilly's Cupcakes
- 4) Olney Winery
- 5) ZavaZone



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Offer Submission Guidelines

Please submit all offers via email to: Alex@AlexSaenger.com

Please confirm all submissions by phone on: 301.200.1232 after submission.

All offers shall have the following items included to be considered for review with the sellers:

- 1) Contract of sale using Regional Contract
- 2) A copy of the EMD check
- 3) Finances:
 - a) Completed Financial Information Sheet
 - b) Proof of funds for an all-cash transaction, or
 - c) A strongly-worded Pre-Commitment Letter from your lender
 - i) Your chosen lender should be prepared to answer the attached Lender Questionnaire before we ratify
- 4) All Jurisdictional Addenda
- 5) All Disclosures signed by Buyer
- 6) Executed Agency forms for Listing Agent
- 7) Dual Agency form (when applicable)
- 8) Seller prefers using JDKatz/Passport Title in Rockville, MD

All offers shall be submitted electronically as a PDF file. When emailing your offer, please include a synopsis of all the terms in the body of the email for quick review on any mobile device.

Office Address:

Keller Williams Capital Properties

20 W Gude Drive, Suite 200, Rockville, MD 20850

301-251-1221

Listing Agent Contact Details:

Alex Saenger

Alex@AlexSaenger.com

301.200.1232

MRIS ID: 97541

**Thank You For
Your Offer!**

Lender Questionnaire

Before accepting a contract on any of our listings, make sure the buyer's lender can answer these questions:

1. Please tell me about your company? _____

FDIC Bank / Mortgage Bank / Correspondent Lender / Broker

2. What type of letter has been provided by your company? _____

Pre-Qualification / Pre-Approval / Pre-Commitment

3. Did you type and sign the letter, or did someone else in your company review this file and issue it?

4. What type of Financing has the buyer been qualified for?

Conventional / FHA / VA / USDA / JUMBO

5. Is there any special type of financing being provided?

HPAP / HOC / MMP / CDA / DPA

6. Can you please describe the level of due-diligence that you have done on this buyer prior to issuing the letter? _____

a. Have you recently pulled credit on all borrowers?

b. Are there any Major Derogatory credit events in the last 12/24/36 months that would affect qualifying? YES / NO

1. If NO, proceed to next question

2. If YES, continue below

a. What type of credit event? Short Sale / BK / Foreclosure / Tax Lien

b. How were these items addressed and have you seen documentation that they have been resolved? _____

c. Have you been provided with all required years of tax returns? YES / NO

i. Have you accounted for all unreimbursed business expenses? Y / N

ii. Are they filed and up to date with payment to include returns? Y / N

iii. Are any of the borrowers on extension? Y / N

d. Have all of the Buyers funds to close been verified? Y / N

i. Have they been sourced and seasoned? Y / N

c. If the contract price goes above the offer price due to multiple bids, is the borrower qualified to escalate? Y / N

d. In the event that the property doesn't appraise, does the buyer have the cash available to put in to close in the home? Y / N

e. Are there any unusual large deposits that can't be explained? Y / N

1. Is the buyer receiving a gift from anyone? Y / N

2. Have you spoken to the donor to verify? Y / N

7. Is this buyer prepared to be approved today, excluding the time it takes to go through the underwriting process? Or do they require any "work" to be done on them first? Y / N

8. What are the current turn times for your company?

9. Have you missed any purchase settlements recently? Y / N

a. NO – continue on

b. YES –why, please explain _____

10. Are you able to ensure that if my clients accept this contract that you and your company can settle on time?

11. Is there anything else you would like to tell me about this loan and the buyers outside of what we have already discussed?



What Everyone Should Know About Equal Opportunity Housing

The Law

Civil Rights Act of 1866: The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property.

Fair Housing Act: The Fair Housing Act declares a national policy of fair housing throughout the United States. The law makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

Americans with Disabilities Act: Title III of the Americans with Disabilities Act prohibits discrimination against persons with disabilities in places of public accommodations and commercial facilities.

Equal Credit Opportunity Act: The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex, marital status, age or because all or part of the applicant's income derives from any public assistance program.

State and Local Laws: State and local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law.

Responsibilities

The home seller, the home seeker, and the real estate professional all have rights and responsibilities under the law.

For the Home Seller: As a home seller or landlord you have a responsibility and a requirement under the law not to discriminate in the sale, rental and financing of property on the basis of race, color, religion, sex, handicap, familial status, or national origin. You cannot instruct the licensed broker or salesperson acting as your agent to convey for you any limitations in the sale or rental because the real estate professional is also bound by law not to discriminate. Under the law, a home seller or landlord cannot establish discriminatory terms or conditions in the purchase or rental; deny that housing is available, or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, or national origin.

For the Home Seeker: You have the right to expect that housing will be available to you without discrimination or other limitations based on race, color, religion, sex, handicap, familial status, or national

origin

This includes the right to expect:

- Housing in your price range made available to you without discrimination
- Equal professional service
- The opportunity to consider a broad range of housing choices
- No discriminatory limitations on communities or locations of housing
- No discrimination in the financing, appraising, or insuring of housing
- Reasonable accommodations in rules, practices and procedures for persons with disabilities
- Non-discriminatory terms and conditions for the sale, rental, financing, or insuring of a dwelling
- To be free from harassment or intimidation for exercising your fair housing rights.

For the Real Estate Professional: Agents in a real estate transaction are prohibited by law from discriminating on the basis of race, color, religion, sex, handicap, familial status, or national origin. A request from the home seller or landlord to act in a discriminatory manner in the sale, lease or rental cannot legally be fulfilled by the real estate professional.

The REALTOR® Fair Housing Program

The National Association of REALTORS® has developed a Fair Housing Program to provide resources and guidance to REALTORS® in ensuring equal professional services for all people. The term REALTOR® identifies a licensed professional in real estate who is a member of the National Association of REALTORS®. Not all licensed real estate brokers and salespersons are members of the National Association, and only those who are may identify themselves as REALTORS®. They conduct their business and activities in accordance with a strict Code of Ethics.

The Code of Ethics: Article 10 of the National Association of REALTORS® Code of Ethics provides that, "REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. REALTORS® shall not be parties to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. REALTORS®, in their real estate employment practices, shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity."

A REALTOR® pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon REALTORS® and is also a firm statement of support for equal opportunity in housing.

If You Suspect Discrimination

Call the Local Board of REALTORS®: Local Boards of REALTORS® will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment in the availability, purchase or rental of housing. Local Boards of REALTORS® have a responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a

violation of the Code of Ethics is proven to have occurred.

Call the U.S. Department of Housing and Urban Development: Complaints alleging discrimination in housing may be filed with the nearest office of the United States Department of Housing and Urban Development (HUD) or by contacting them at <http://www.hud.gov>.

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Headquarters: 430 North Michigan Avenue, Chicago, IL 60611
DC Office: 500 New Jersey Avenue, NW, Washington, DC 20001-2020
1-800-874-6500