

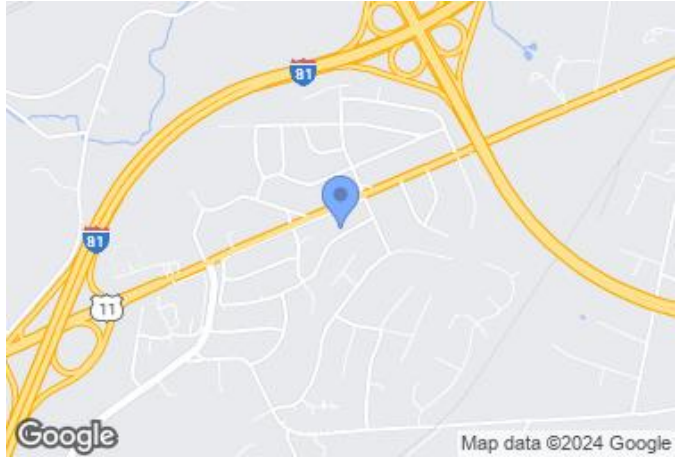
# Client Full

16732 Buford Dr, Williamsport, MD 21795

Coming Soon

Residential

\$375,000



**Recent Change:**

**03/18/2024 : Coming Soon : ->C/S Expected On Market Date: 03/22/24**

MLS #:	MDWA2020768	Beds:	4
Tax ID #:	2226007739	Baths:	1 / 1
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	1,344 / Assessor
Structure Type:	Detached	Price / Sq Ft:	279.02
Levels/Stories:	2	Year Built:	1966
Furnished:	No	Property Condition:	Very Good
Waterfront:	No	Style:	Raised Ranch/Rambler, Ranch/Rambler
Garage:	Yes	Central Air:	Yes
		Basement:	Yes

**Location**

County:	Washington, MD	School District:	Washington County Public School
In City Limits:	No	Election District:	26
Legal Subdivision:	VAN LEAR		
Subdiv / Neigh:	VAN LEAR MANOR		

**Association / Community Info**

Property Manager: No

**Taxes and Assessment**

Tax Annual Amt / Year:	\$2,617 / 2023	Tax Assessed Value:	\$251,633 / 2023
County Tax:	\$2,617 / Annually	Imprv. Assessed Value:	\$166,500
Clean Green Assess:	No	Land Assessed Value:	\$57,400
Agricultural Tax Due:	No	Historic:	No
Zoning:	RT	Land Use Code:	R
		Section:	3
		Block/Lot:	116

**Rooms**

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

**Building Info**

Building Level Count:	2	Main Entrance Orientation:	South
Above Grade Fin SQFT:	1,344 / Assessor	Construction Materials:	Brick
Below Grade Fin SQFT:	1,000 / Assessor	Below Grade Unfin SQFT:	344 / Assessor
Total Below Grade SQFT:	1,344 / Assessor	Flooring Type:	Carpet, Hardwood
Total Fin SQFT:	2,344 / Assessor	Roof:	Architectural Shingle
Tax Total Fin SQFT:	2,344		
Total SQFT:	2,688 / Assessor		
Wall & Ceiling Types:	Dry Wall		
Foundation Details:	Block		
Basement Type:	Full, Outside Entrance, Sump Pump, Walkout Stairs, Workshop		

**Lot**

Lot Acres / SQFT:	0.34a / 14879sf / Assessor	Lot Features:	Level
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**Ground Rent**

Ground Rent Exists: No

**Parking**

Attached Garage - # of Spaces	1	Features:	Attached Garage, Driveway, Garage Door Opener, Garage - Front Entry, Inside Access, Oversized
Driveway - # of Spaces	4		

**Total Parking Spaces**

**5**

Garage, Asphalt Driveway

**Interior Features**

Interior Features: Carpet, Ceiling Fan(s); Fireplace(s): 1, Brick, Fireplace - Glass Doors; Accessibility Features: None; Exterior Cameras; Door Features: Insulated, Storm; Window Features: Double Hung, Energy Efficient; Basement Laundry

**Exterior Features**

Exterior Features: Hot Tub, Sport Court; Deck(s), Patio(s); Pool: No Pool

**Utilities**

Utilities: Central A/C, Heat Pump(s); Cooling Fuel: Electric; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: 60+ Gallon Tank; Water Source: Public; Sewer: Public Sewer

**Remarks**

Inclusions: hot tub, 2nd refrigerator, washer/dryer

Public: Charming rambler in Van Lear Manor with refinished oak wood floors on the main level, new paint throughout, new light fixtures, large rear deck, rear patio, 1 car garage and 6 person hot tub. Renovated kitchen with quartz countertops, stainless steel appliances, new cabinets and LVP Flooring. Large updated basement with new carpet, new lighting and new paint. All brick exterior and insulated double hung windows enclose a wonderful property that is ready for you to call home. Seller prefers Title Town settlements

**Directions**

From Hagerstown- South on 81- north on Virginia Ave, right on Van Lear Ave, Left on Burford Dr.

**Listing Details**

Vacation Rental:	No	DOM:	0
Sale Type:	Standard	Listing Terms:	As is Condition
Listing Term Begins:	03/16/2024	Expected On Market Date:	03/22/24
Possession:	Immediate	Lease Considered:	No
Acceptable Financing:	Cash, Conventional, FHA, Private, USDA, VA		
Disclosures:	Owner RE Licensee		

**Compensation**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://BrightMLS.com/offer-comp).

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	Yes

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