

# \$419,900 - 1612 Cattail Commons Way, Denton

MLS® #MDCM2006350

**\$419,900**

4 Bedroom, 2.50 Bathroom, 2,492 sqft

Residential on 0.24 Acres

CATTAIL COMMONS, Denton, MD

Discover this charming home in the desirable Cattail Commons neighborhood. Lots of recent upgrades completed and ready for you to move-in. As you arrive, you will immediately notice the brand new white fence which is ideal for privacy and the cozy front porch for those days you wish to unwind. Open the door and you are greeted with an expansive and open floorplan with fresh paint throughout. To the right is the welcoming formal living room with new carpet and 2 large windows overlooking the quiet neighborhood. As you continue the tour, you will find the large family room with a fireplace - ideal for cozy evenings and entertaining! To your left you will find the large kitchen overlooking the family room. From the kitchen, open the sliding glass door to your generous sized backyard and a personal favorite, the in-ground pool for relaxation and entertainment. For added convenience, a half bath and laundry room can be found on the main level. Ascend to the 2nd level and the spacious primary suite is a true retreat, featuring a very large layout, a walk-in closet, and a beautiful bath complete with walk-in shower and relaxing jacuzzi style tub. In addition to the primary suite, there are three generously sized bedrooms and full bath, ensuring ample space for family and guests. The attached side-entry garage accommodates two vehicles and storage space so storage won't be an issue. You'll also appreciate some of the recent updates such as new pool mechanical equipment, new



HVAC system, new water heater, new carpet throughout the home, recent power-wash throughout the home, new smoke detectors and new switches. Located in a vibrant neighborhood, itâ€™s a perfect blend of comfort and convenience. Donâ€™t miss the opportunity to make this your new home! To help visualize this homeâ€™s floor plan and to highlight its potential, virtual furnishings may have been added to photos found in this listing. What an opportunity to own this desirable corner lot home in the desirable Savannah Overlook Development. With easy access to Route 404 for trips to the MD & DE beaches, Talbot, and Queen Anne's County, scenic walking trails and multiple fishing ponds nearby.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | MDCM2006350 |
| Price          | \$419,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,492       |
| Acres          | 0.24        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Colonial    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1612 Cattail Commons Way |
| Subdivision | CATTAIL COMMONS          |
| City        | Denton                   |
| County      | CAROLINE-MD              |

|              |        |
|--------------|--------|
| State        | MD     |
| Municipality | Denton |
| Zip Code     | 21629  |

### Amenities

|               |                                         |
|---------------|-----------------------------------------|
| Parking       | Concrete Driveway                       |
| # of Garages  | 2                                       |
| Garages       | Garage - Side Entry, Garage Door Opener |
| Has Pool      | Yes                                     |
| HOA Amenities | Common Grounds                          |

### Interior

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Appliances      | Refrigerator, Microwave, Oven/Range-Electric, Dishwasher |
| Heating         | Central, Forced Air, Heat Pump(s)                        |
| Cooling         | Ceiling Fan(s), Central A/C                              |
| Fireplace       | Yes                                                      |
| # of Fireplaces | 1                                                        |
| # of Stories    | 2                                                        |
| Stories         | 2 Story                                                  |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Vinyl Siding     |
| Exterior Features | Porch(es), Patio |
| Foundation        | Crawl Space      |

### School Information

|          |                                |
|----------|--------------------------------|
| District | CAROLINE COUNTY PUBLIC SCHOOLS |
| High     | CALL SCHOOL BOARD              |

### Additional Information

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 24th, 2025 |
| Days on Market  | 34                   |
| Zoning          | R                    |
| RE / Bank Owned | Yes                  |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Northrop Realty |
|----------------|-----------------|



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