

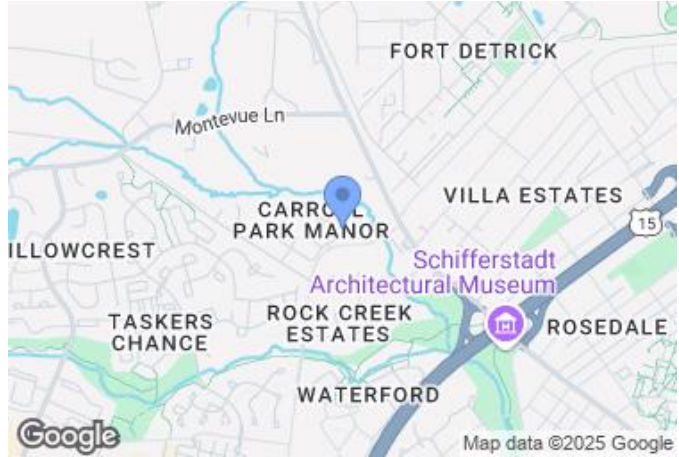
# Client Full

1623 Colonial Way, Frederick, MD 21702

Active

Residential

\$303,000



Recent Change: **02/25/2025 : New Active : ->ACT**

MLS #:	MDFR2059882	Beds:	4
Tax ID #:	1102025566	Baths:	2 / 2
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	1,320 / Assessor
Association:	HOA	Price / Sq Ft:	229.55
Structure Type:	Interior Row/Townhouse	Year Built:	1976
Levels/Stories:	3	Style:	Colonial
Waterfront:	No	Central Air:	No
Garage:	No	Basement:	No

## Location

County:	Frederick, MD	School District:	Frederick County Public Schools
In City Limits:	Yes	High School:	Frederick
Municipality:	Frederick City	Middle/Junior School:	West Frederick
Subdiv / Neigh:	CARROLL PARK MANOR	Elementary School:	Lincoln
		Election District:	02

## Association / Community Info

HOA:	Yes	HOA Fee:	\$78 / Monthly
HOA Name:	CARROLL PARK MANOR		

## Taxes and Assessment

Tax Annual Amt / Year:	\$4,244 / 2024	Tax Assessed Value:	\$229,367 / 2024
County Tax:	\$2,568 / Annually	Imprv. Assessed Value:	\$133,500
City/Town Tax:	\$1,675 / Annually	Land Assessed Value:	\$55,000
Clean Green Assess:	No	Land Use Code:	TH
Zoning:	R12	Section:	1
		Block/Lot:	B / 20

## Rooms

	Bed	Bath
Main		1 Half
Upper 1	3	2 Full
Lower 1	1	1 Half

## Building Info

Above Grade Fin SQFT:	1,320 / Assessor	Construction Materials:	Brick
Below Grade Fin SQFT:	300 / Assessor	Below Grade Unfin SQFT:	360 / Assessor
Total Below Grade SQFT:	660 / Assessor		
Total Fin SQFT:	1,620 / Assessor		
Tax Total Fin SQFT:	1,620		
Total SQFT:	1,980 / Assessor		
Foundation Details:	Other		

## Lot

Lot Acres / SQFT: 0.04a / 1553sf / Assessor

## Parking

Off Street - # of Spaces	<u>2</u>	Features:	Off Street
<b>Total Parking Spaces</b>	<b>2</b>		

## Interior Features

Interior Features: No Fireplace; Accessibility Features: 2+ Access Exits

## Exterior Features

Exterior Features: Pool: No Pool

---

**Utilities**

Utilities: 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**

Public: Welcome to 1623 Colonial Way, Frederick, Maryland 21702! Get ready to fall in love with this expansive 4-bedroom, 2 full AND 2 half-bath town home that combines privacy, comfort, and an unbeatable location near all the best that Frederick has to offer! Key Features That You Will Love: Room to Roam: This spacious home offers three comfortable bedrooms and multiple bathrooms, ensuring everyone has their own space. Outdoor Space: The lower level features a walkout to a fenced backyard, perfect for hosting BBQs, enjoying a quiet morning coffee, or curling up with your favorite book under the open sky. Prime Location: Say goodbye to long commutes! This home is just minutes from major highways like I-70, I-270, and US 15. Downtown Charm: With its proximity to vibrant downtown Frederick, you'll have boutique shopping, eclectic dining, and cultural attractions practically at your doorstep. Nearby Amenities & Adventures: Grocery Stores: Stock up at Wegmans and Giant Food for everyday needs. Explore organic and local offerings at The Common Market Co-Op. Delectable Dining: Treat yourself to flavorful options at Callahan's, Dutch's Daughter, The Tasting Room, Showroom, and Isabella's. Health-conscious? MOM's Organic Market Café has you covered. Outdoor Fun & Parks: Stroll, bike, or picnic at Pine Cliff Park and Carroll Creek Linear Park. Hike and take in the breathtaking views at Gambrill State Park. This home truly offers the best of both worlds: a peaceful backyard retreat and easy access to the exciting fun and energy of Frederick's community. Make 1623 Colonial Way your next home and embrace all the possibilities this amazing home and area have to offer!

---

**Directions**

Use GPS for best service

---

**Listing Details**

Original Price:	\$303,000	DOM:	1
Vacation Rental:	No		
Sale Type:	Standard		
Listing Term Begins:	02/20/2025		
Possession:	Settlement		

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2025. Created: 02/25/2025 01:42 PM

