



13916 Lullaby Road Germantown, MD 20874

Daria Bakaushina

202.281.0205

Daria@HaganRealty.com



HAGAN REALTY



\$550,000



Bedrooms
3 Bedrooms



Bathrooms
2 Full 2 Half



Home Size
2,640SQFT



Lot Size
2,337 SQFT



Levels
3 Level



Year Built
2002



HVAC
**Central A/C
& Gas Furnace**



Parking
2 Parking Spaces



Taxes
\$6,058/year



HOA
Kingsview Ridge

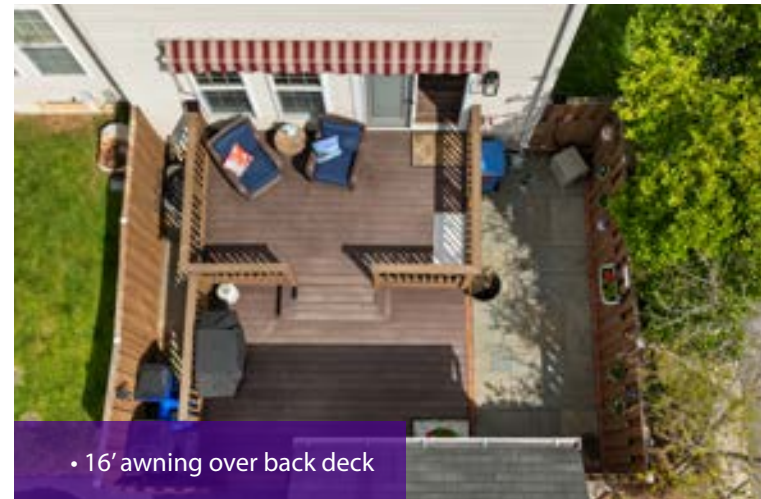


HOA Fee
\$274/quarter



Schools
**Dr. Ronald E. McNair ES
Kingsview MS
Northwest HS**

Exterior



Main Level



Living Room



Powder Room



Dining Room



Kitchen



Family Room



• Two brown cabinets convey with the property

Bedroom Level



Primary Suite



Second Bedroom



Second Full Bathroom



Third Bedroom



Basement



Recreation Room



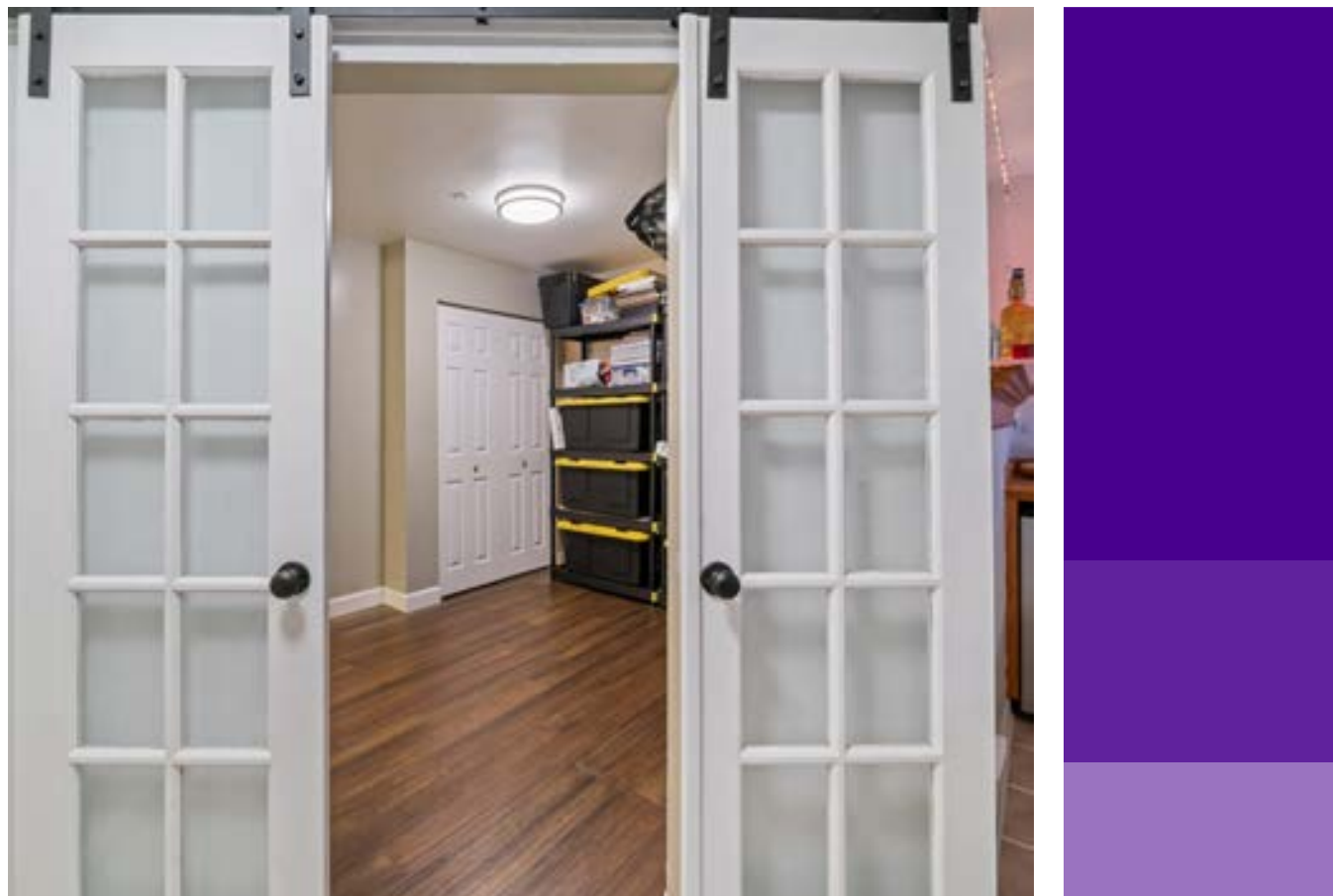
Fourth Bedroom / Den



Second Half Bathroom



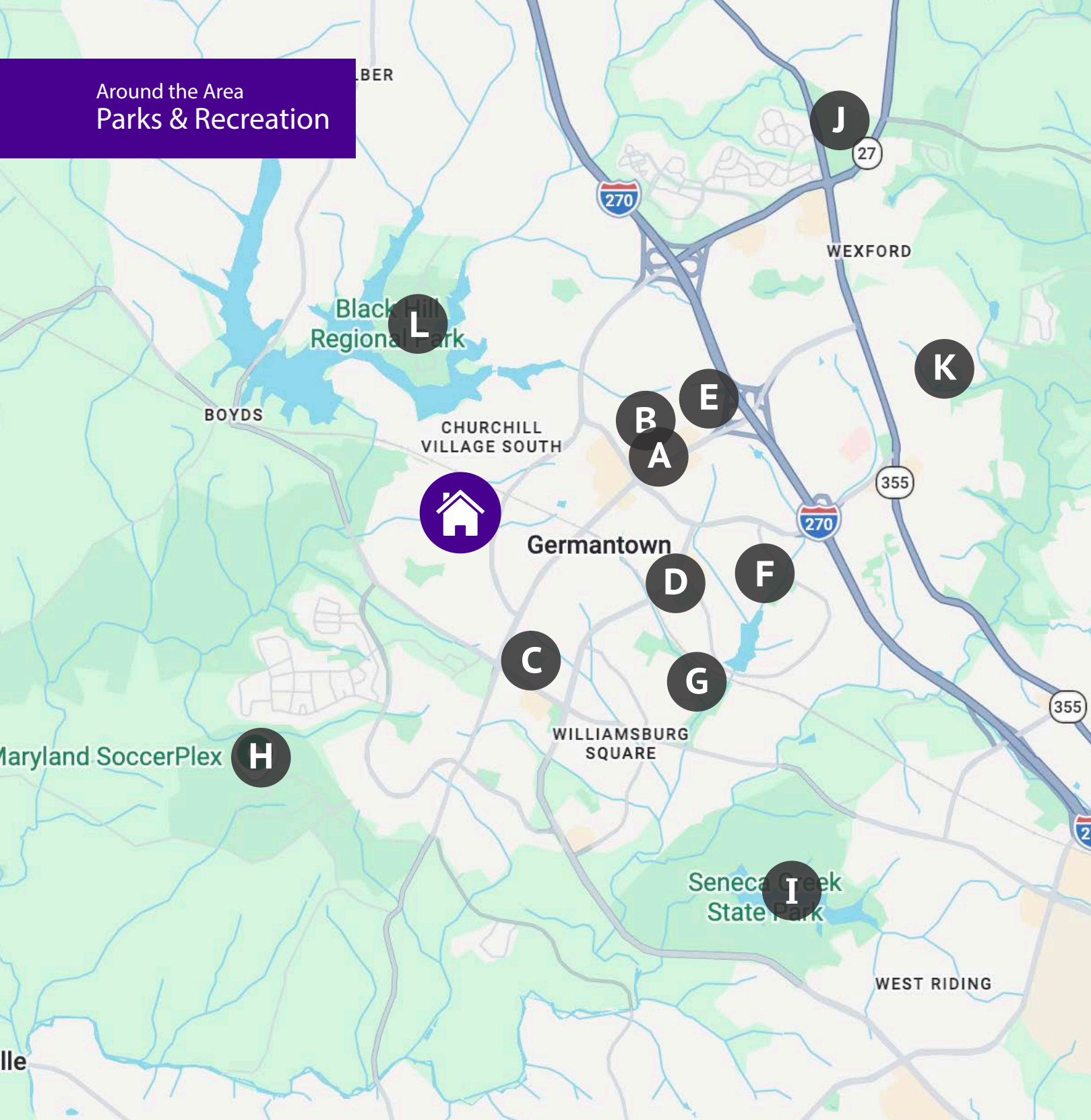
Laundry Room







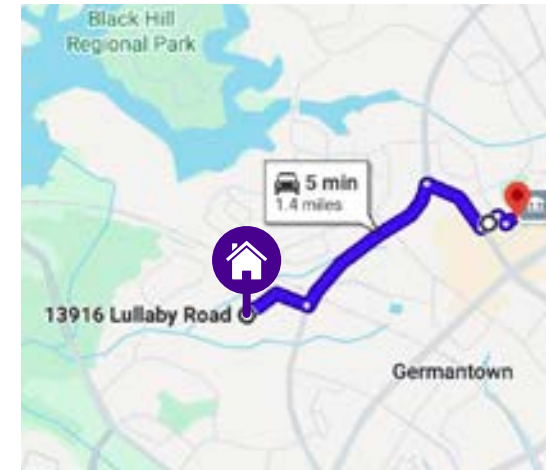
Around the Area
Parks & Recreation



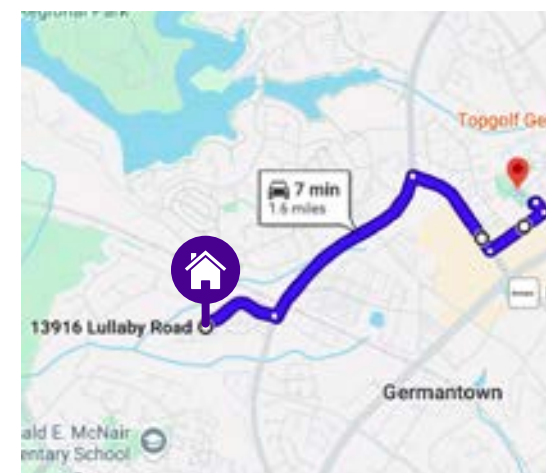
● Parks & Rec

- | | |
|---|---------------------------------------|
| A Black Rock Center For the Arts | G Gunners Branch Local Park |
| B Germantown Town Center Park | H Maryland SoccerPlex |
| C Fountain Hills Local Park | I Seneca Creek State Park |
| D Gunner's Lake Local Park | J Ridge Road Recreational Park |
| E TopGolf | K Clearspring Local Park |
| F Waring Station Local Park | L Black Hill Regional Park |

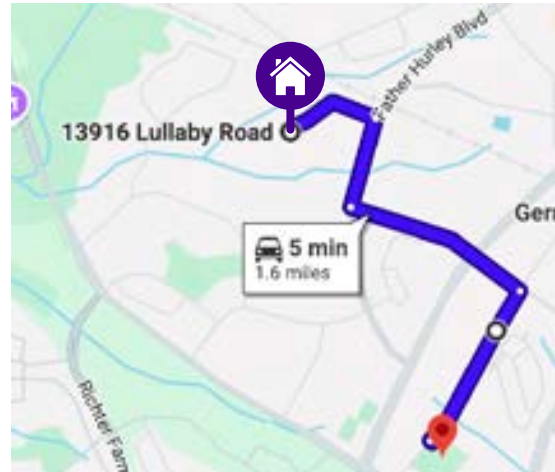
Black Rock Center For the Arts – 1.4 miles



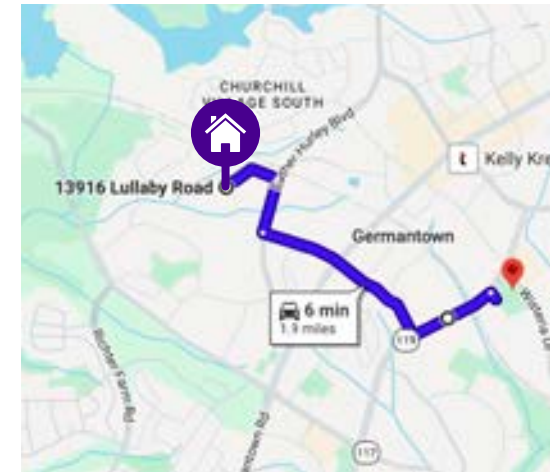
Germantown Town Center Park – 1.6 miles



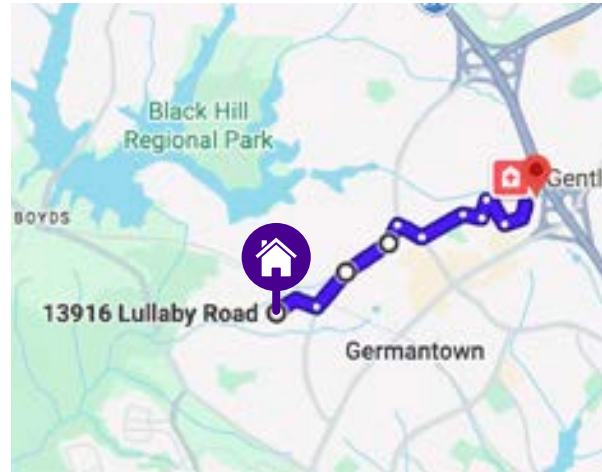
Fountain Hills Local Park – 1.6 miles



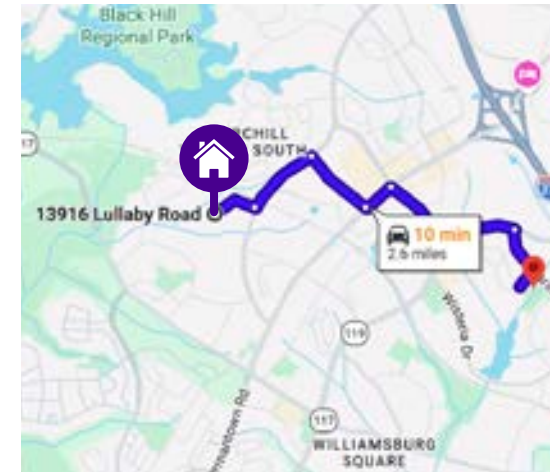
Gunner's Lake Local Park – 1.9 miles



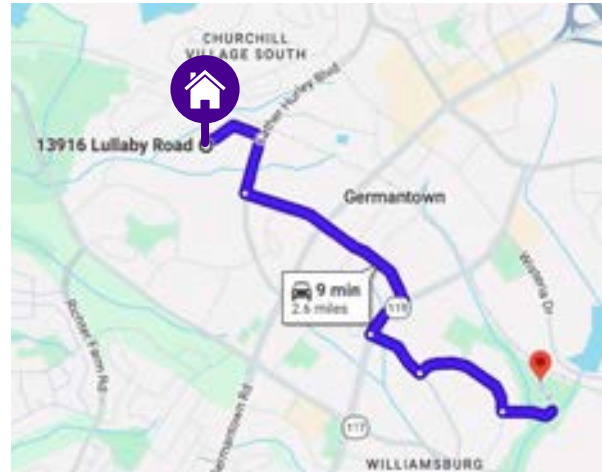
TopGolf – 2 miles



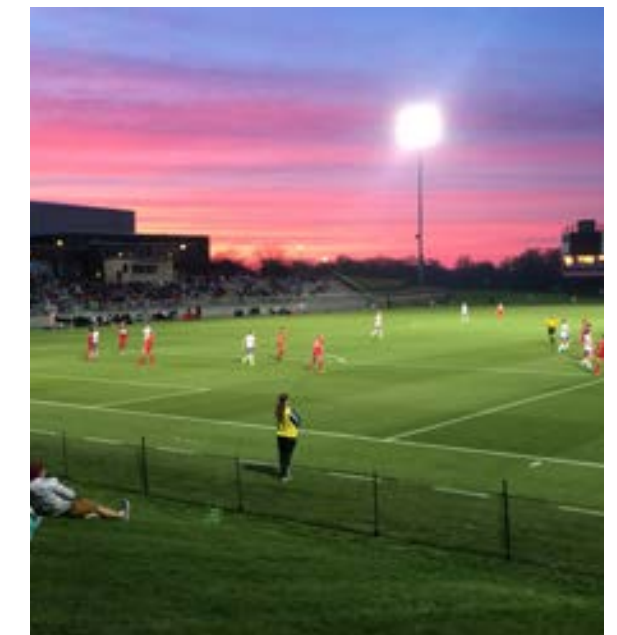
Waring Station Local Park – 2.6 miles



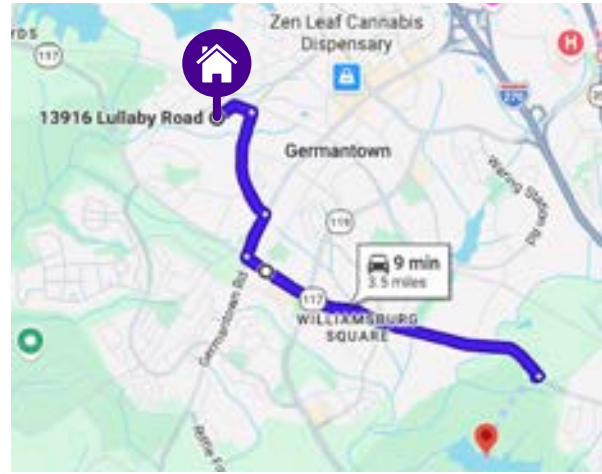
Gunners Branch Local Park – 2.6 miles



Maryland SoccerPlex – 3.2 miles



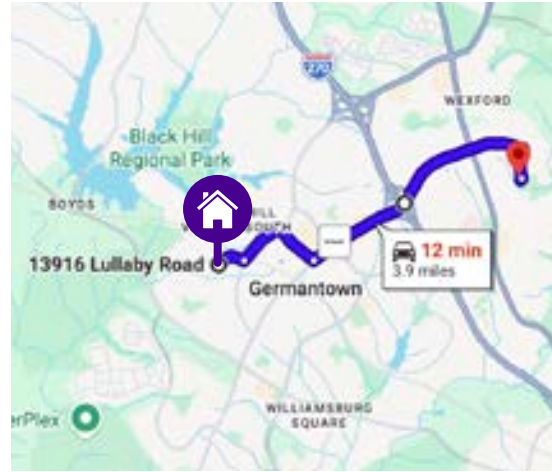
Seneca Creek State Park – 3.5 miles



Ridge Road Recreational Park – 3.7 miles



Clearspring Local Park – 3.9 miles



Black Hill Regional Park – 4 miles



- Over 2,000 acre park
- 505 acre lake
- Dozens of miles of paved and natural trails
- Boating and boat rental
- Fishing

1 BLACK HILL ROAD

Where did the road go? The crumbling asphalt path that disappears into the lake was once Black Hill Road before the valley was flooded. Now it serves as an underwater corridor for bass, crappie, bluegill, catfish and perch.

2 SILOS

Looking across the lake through the trees, you will see two silos. The land around and now under the lake was used for dairy farming. Up until the 1940's, farmers would deliver their milk jugs to one of the B&O railroad stops to meet the trains on their way to Washington, DC. Today the barn serves as a station for the Park Police Mounted unit and their horses.

3 WILDFLOWERS

Different kinds of wildflowers grow around the lake. Can you find them?

4 OSPREY PLATFORM

Osprey can be seen flying and fishing around the lake in the spring, summer, and fall. This nesting platform was constructed by the Black Hill maintenance crew. Man-made platforms are proven to help increase osprey population numbers, which have been effected by pesticide use and habitat loss. **Ask a Park Naturalist:** *How does an osprey carry a fish?*

5 THE INVADERS

From mid-June into the fall, you will see a plant similar to seaweed growing underwater in the shallow parts of the lake. This is Hydrilla- an exotic plant from Asia that was used in fish aquariums. It escaped and now pushes out many of our native aquatic plants. Carp are also invasive species you will find in the lake that cause environmental problems.

6 WOOD DUCK BOXES

Many of the coves of Little Seneca Lake contain special elevated nest boxes for wood ducks. Wood ducks typically nest in the cavities of trees next to waterways. When forests started to disappear due to development so did the wood duck. Luckily these man-made boxes help fledge 78 to 100 wood ducks on the lake every year.

7 DEEP WATER

The deepest part of Little Seneca Lake is just to your left. It is estimated to be 70 feet deep here! **Ask a Park Naturalist:** *What is Lake Turnover?*

8 CLARKSBURG ROAD BRIDGE

You've just paddled under the Clarksburg Road Bridge, but you've also paddled over another older Clarksburg Road that lies beneath the lake, forty feet down. This road, also known as the Seneca Path, followed the course of a trail used by Indians of the Seneca Nation in the seventeenth century.

9 TREES

The trees along the lake shore act like buffers, protecting the lake from erosion and nutrient runoff from fertilizers.

10 STALEY'S BOARDING HOUSE

If you look carefully into the brush, you can see the foundations of Staley's Boarding House, owned by Fleet and Mary Jane Staley in the late 1800's. After the B&O Railroad's Metropolitan Branch opened for passenger service in 1873, visitors from Washington D.C. began coming to Boyds in the summertime to enjoy a healthy vacation in the country. When the visitors returned to Washington, they would take containers of clear spring water with them.

11 TURTLES

Red-bellied cooters and the smaller painted turtles like to bask on logs in this cove. On sunny days, hundreds of these solitary creatures come together, sometimes piled on top of each other like checkers, to warm their muscles and raise their body temperatures so that they can digest their food.

12 THE DAM

Water can be released at different levels from the dam to control the amount of water in the lake for different purposes. In the summer, dam operators release cool water from the lake bottom so that trout can live downstream in Little Seneca Creek.

13 BLACK HILL

The wooded slope on your right is called Black Hill. The hill acquired its name from a railway fire, so the story goes. The early B&O Railroad trains threw off hot cinders, and one day these cinders started a fire that burned the hill black.

According to another story, Black Hill was named after the gold fields of Black Hills, South Dakota. In the late 1800's, a few farmers who lived nearby discovered gold on their land. The amount of gold in the ore was low, but not low enough to discourage enthusiastic locals, who excavated several open pits. You can see one of these old mining pits if you walk past the Park Manager's office along the Black Hill Trail.

14 EAGLES

Ahead is a large dead tree that is a favorite perch of our resident bald eagles. Since 2006, Black Hill Regional Park has been home to nesting bald eagles and their offspring. **Ask a Park Naturalist:** *Does a Bald eagle always have a white head and tail feathers?*

15 ROCK OUTCROPS

Along the sides of the channel you can see bluish rocks, layered like pages pressed together. This is the local bedrock known as marbling schist, formed in the late Precambrian Era, before life emerged from the oceans. You rarely find this rock on the surface of the earth, except in deep stream valleys.

16 BEAVER LODGE

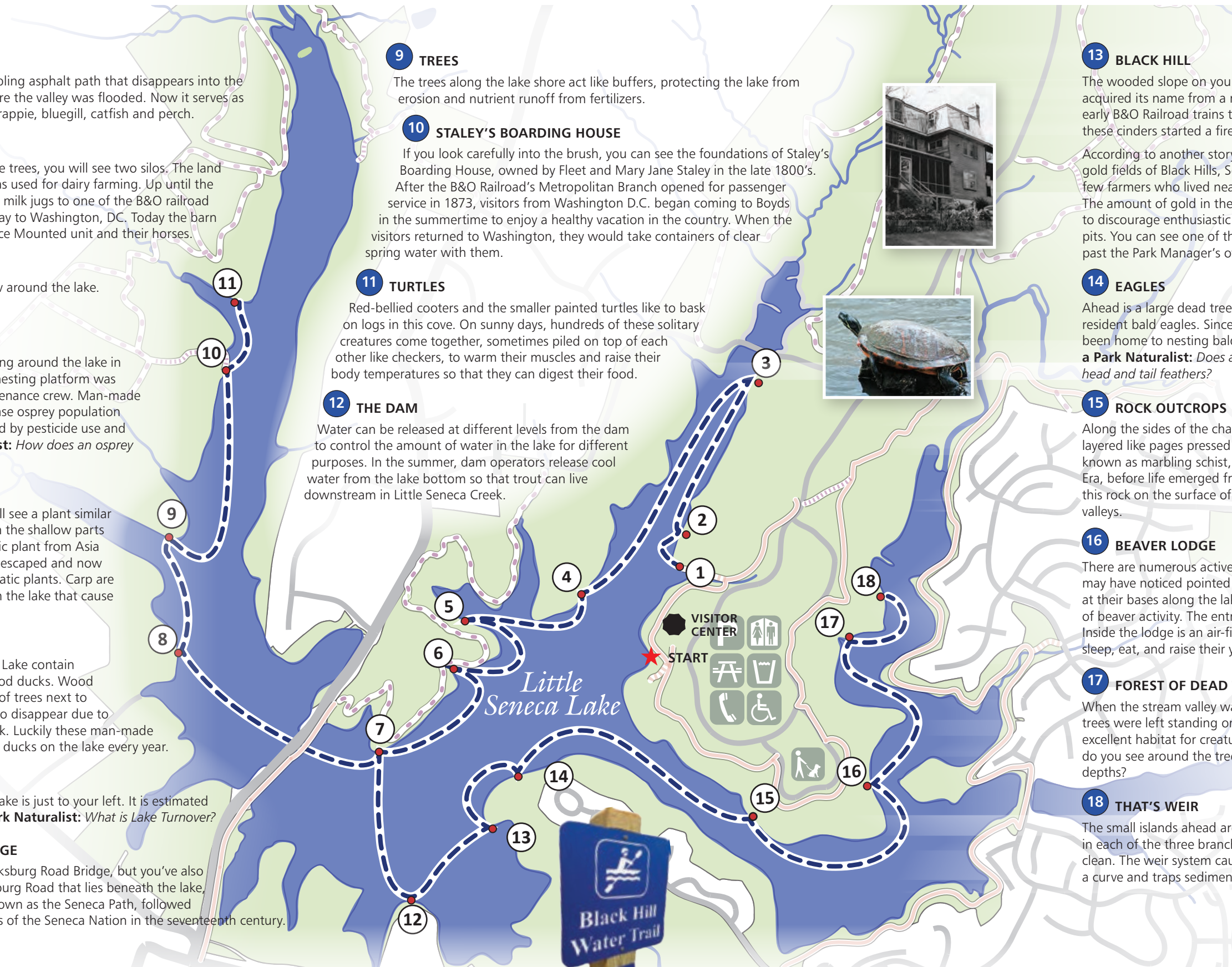
There are numerous active beaver lodges on the lake. You may have noticed pointed stumps and trees missing bark at their bases along the lake shore. These are telltale signs of beaver activity. The entrance to the lodge is underwater. Inside the lodge is an air-filled chamber where the beavers sleep, eat, and raise their young.

17 FOREST OF DEAD TREES

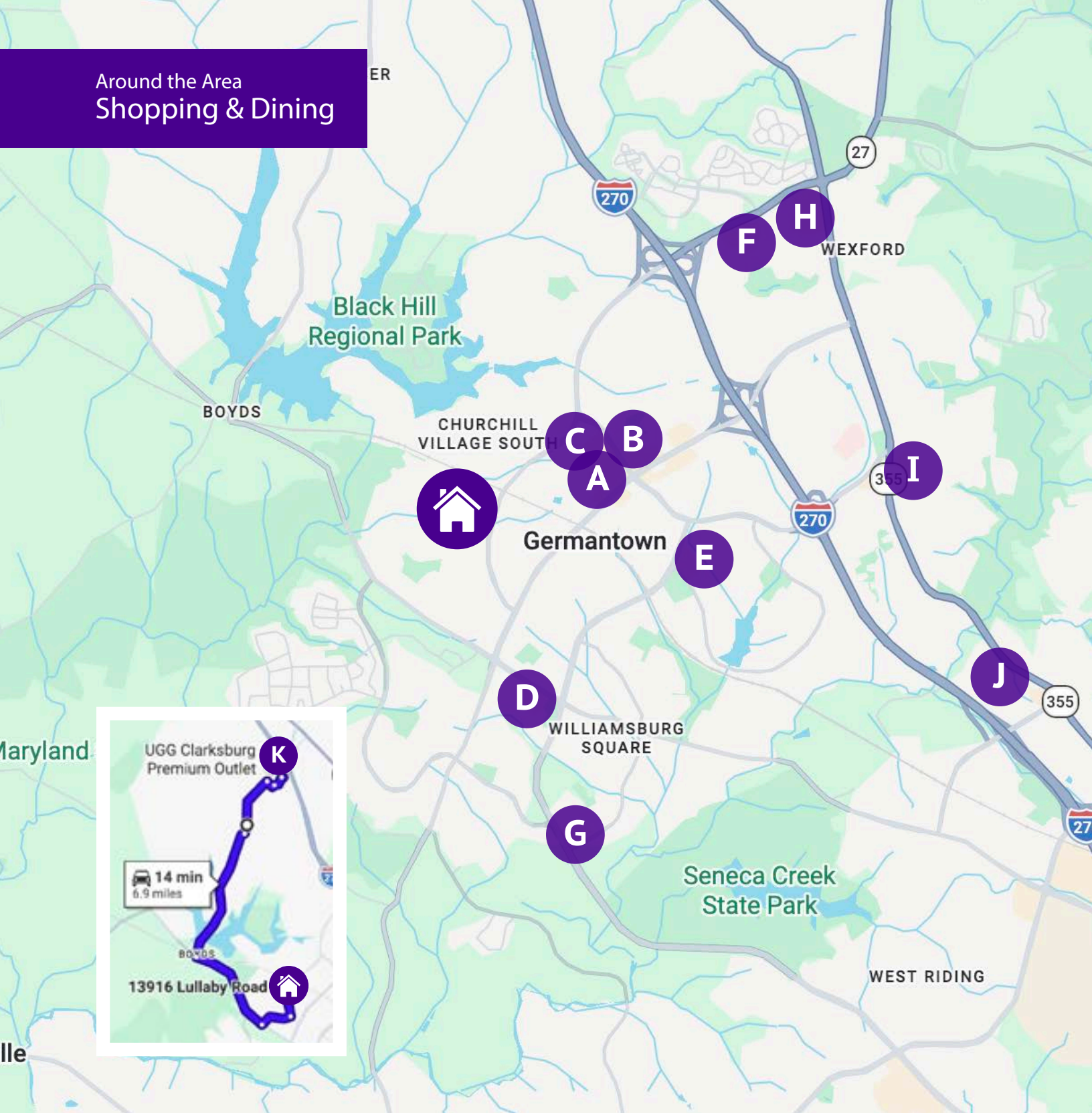
When the stream valley was flooded to create the lake, many trees were left standing on purpose. These snags provide excellent habitat for creatures such as birds and fish. What do you see around the trees, above and below the watery depths?

18 THAT'S WEIR

The small islands ahead are actually man-made weirs used in each of the three branches of the lake to keep the water clean. The weir system causes water to enter into the lake at a curve and traps sediment with underwater rock walls.



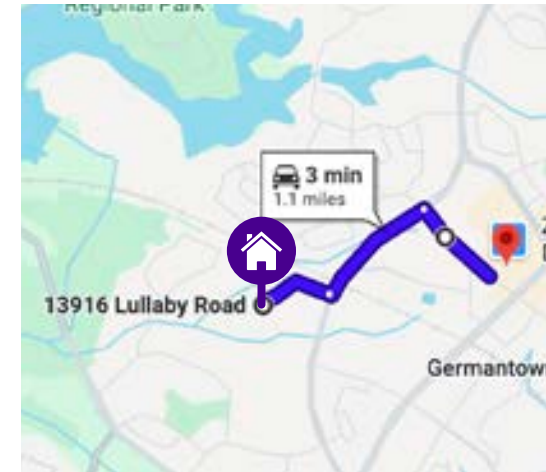
Around the Area
Shopping & Dining



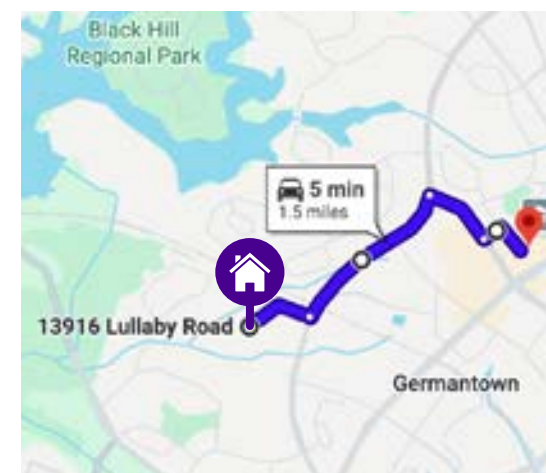
● Shopping & Dining

- | | | |
|-----------------------------------|--|-------------------------------------|
| A Germantown Plaza | E Germantown Square Shopping Center | I Fox Chapel Shopping Center |
| B Safeway | F Shops at Seneca Meadows | J Tri-Peaks Center |
| C Germantown Commons | G Cloppers Mill Village | K Clarksburg Premium Outlets |
| D Kingsview Village Center | H Milestone Shopping Center | |

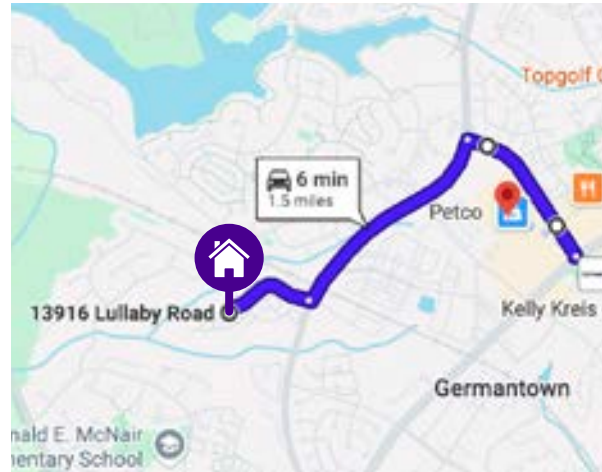
Germantown Plaza – 1.1 miles



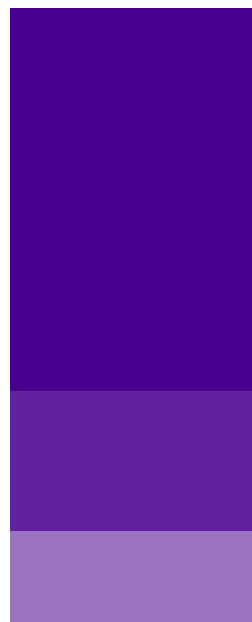
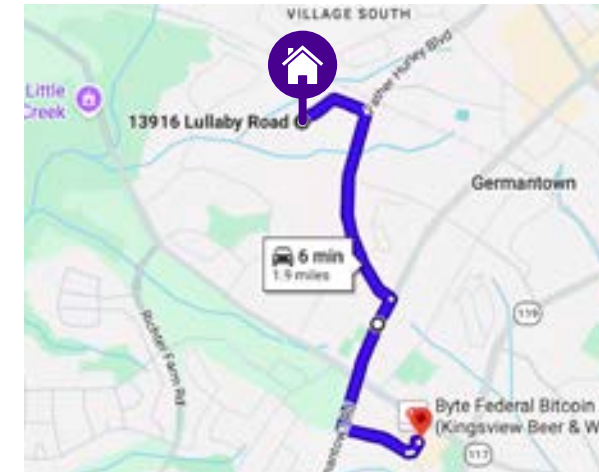
Safeway – 1.5 miles



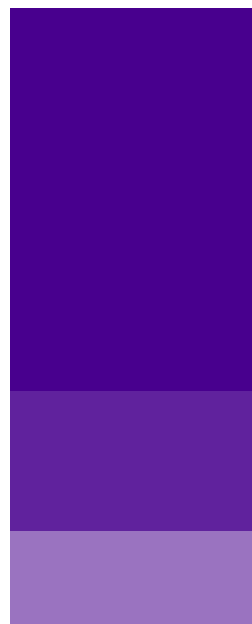
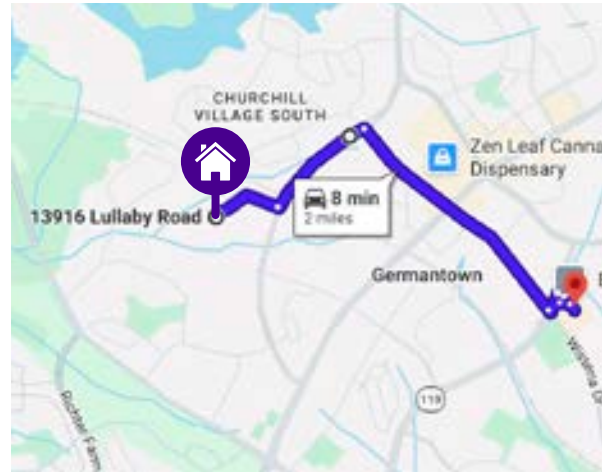
Germantown Commons – 1.5 miles



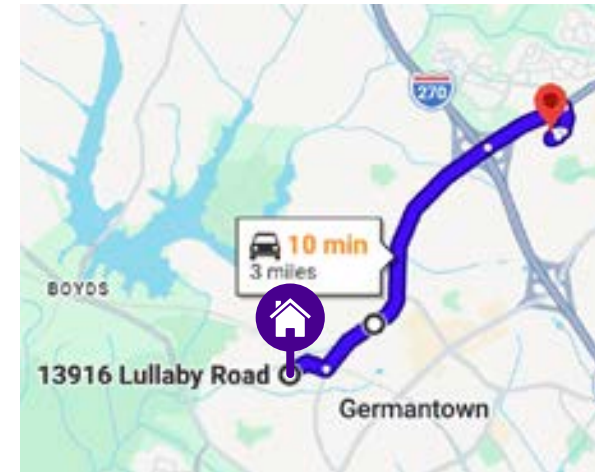
Kingsview Village Center – 1.9 miles



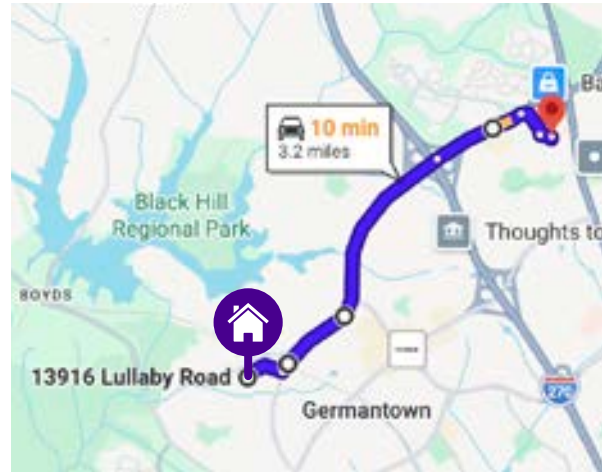
Germantown Square Shopping Center – 2 miles



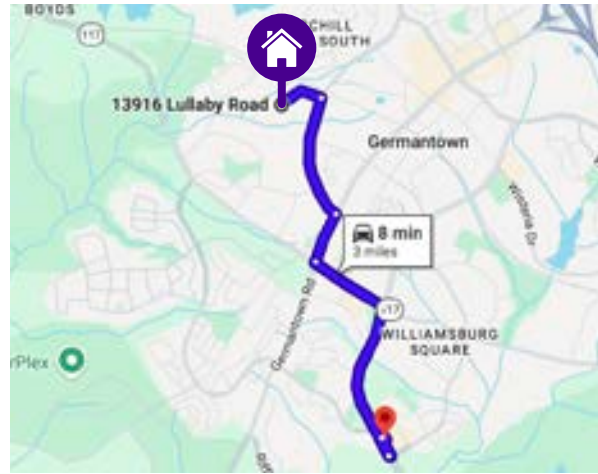
Shops at Seneca Meadows – 3 miles



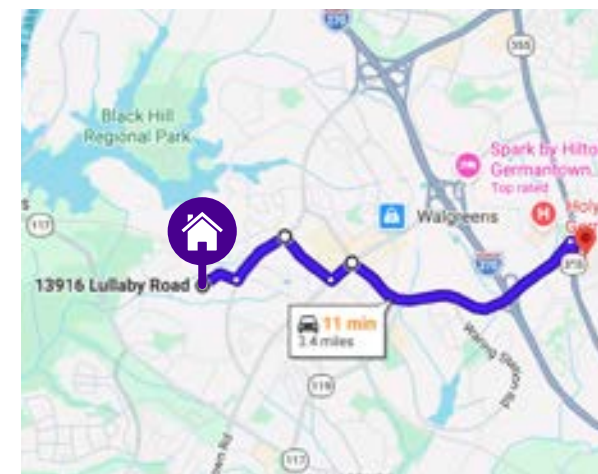
Milestone Shopping Center – 3.2 miles



Cloppers Mill Village – 3 miles



Fox Chapel Shopping Center – 3.4 miles



Tri-Peaks Center – 4.7 miles



Clarksburg Premium Outlets – 6.9 miles





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- HDR Photos
- 3D Tours
- 4K Property Tours
- Property Guides
- Targeted Social Ads
- Custom Websites
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- Aerial Imagery
- Floor Plans
- Open Houses
- MLS Syndication
- Custom Signs

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Our in-house experts utilize state-of-the-art HDR photography, 4K video, and 3D tours to make your property shine in its best light. Forget generic listings; every home gets a custom website focused solely on showcasing its unique features, and we employ targeted social media ads to reach potential buyers across multiple platforms. We arm visiting buyers with comprehensive property guides-detailing everything from your home's amenities to the local schools-and our open houses effectively reach nearly half of all home buyers. From the sky with FAA-licensed

drone pilots to the ground with full-color, furnished floor plans, we've got every angle covered. If you want your property to stand out and attract top-dollar offers, let Hagan Realty's unmatched tools and expertise work for you.

Contact us today to learn more.

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Thank You for Visiting

Thank you for viewing my listing here at 13916 Lullaby Road.

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.

Daria Bakaushina
Realtor[®]

Cell 202.281.0205
Office 866.Hagan.01 x754
Fax 301.540.1429
Daria@HaganRealty.com
www.HaganRealty.com



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www.13916Lullaby.com

