

# \$449,990 - 2272 Marcy Drive, FREDERICK

MLS® #MDFR2072318

**\$449,990**

3 Bedroom, 1.50 Bathroom, 2,744 sqft  
Residential on 0.03 Acres

SYCAMORE RIDGE, FREDERICK, MD

This beautiful Arcadia model with roof top terrace, features 3 bedrooms and 3.5 bathrooms and is loaded with upgrades! Enjoy granite countertops, stainless steel appliances, luxury vinyl plank flooring, a stylish backsplash, bedroom level laundry room and so much more.

Flooded with natural light, this home offers a spacious layout, modern architecture, and a cozy ambiance designed to fit your lifestyle perfectly. Welcome home!

Located in the highly sought-after city of Frederick, MD, Sycamore Ridge is a master-planned community offering brand-new single-family homes and townhomes. With a central location and abundant nearby attractions, it's ideal for convenience and adventure. Just minutes from Highway I-70, residents enjoy easy access to Washington D.C. and Baltimore.

Gambrill State Park is just down the road—perfect for hiking, camping, fishing, and horseback riding. Plus, downtown Frederick boasts a variety of local cafes, gastropubs, BBQ spots, and charming boutiques. model home photo, actual house might vary. Home site 564, September 2025 delivery

Built in 2025



## Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | MDFR2072318          |
| Price          | \$449,990            |
| Bedrooms       | 3                    |
| Bathrooms      | 1.50                 |
| Half Baths     | 3                    |
| Square Footage | 2,744                |
| Acres          | 0.03                 |
| Year Built     | 2025                 |
| Type           | Residential          |
| Sub-Type       | End of Row/Townhouse |
| Style          | Craftsman            |
| Status         | Active               |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 2272 Marcy Drive |
| Subdivision | SYCAMORE RIDGE   |
| City        | FREDERICK        |
| County      | FREDERICK-MD     |
| State       | MD               |
| Zip Code    | 21702            |

## Amenities

|           |                                                                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Pantry, Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Bathroom - Walk-In Shower, Carpet, Sprinkler System |
| Parking   | Free, Paved Parking                                                                                                                               |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Efficiency, Floor Plan-Open                                                                                       |
| Appliances        | Stainless Steel Appliances, Energy Star Appliances, Washer, Dryer, Built-In Microwave, Oven/Range-Gas, Dishwasher |
| Heating           | Forced Air                                                                                                        |
| Cooling           | Central A/C, Zoned                                                                                                |
| Has Basement      | Yes                                                                                                               |
| Basement          | Daylight, Full, Fully Finished, Improved                                                                          |
| # of Stories      | 4                                                                                                                 |
| Stories           | 4                                                                                                                 |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Vinyl Siding, Brick and Siding   |
| Exterior Features | Street Lights, Exterior Lighting |
| Windows           | Screens                          |
| Roof              | Architectural Shingle            |
| Foundation        | Slab                             |



### School Information

|          |                                 |
|----------|---------------------------------|
| District | FREDERICK COUNTY PUBLIC SCHOOLS |
|----------|---------------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 3                  |
| Zoning         | RESIDENTIAL        |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | RLAH @properties |
|----------------|------------------|

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