

\$730,000 - 12318 Cherry Branch Dr, CLARKSBURG

MLS® #MDMC2181026

\$730,000

3 Bedroom, 3.00 Bathroom, 3,050 sqft
Residential on 0.13 Acres

ARORA HILLS, CLARKSBURG, MD

You can not tell someone has lived in this home. This delightful home has over 3,204 living space, located in the desirable Arora Hills community. You are greeted with a white picket fence and mature arborvitae trees. Once you enter, there is a home office, powder room, the living room, with a gas fireplace, the kitchen, and dining area. The open concept design is perfect for entertaining and everyday living. The kitchen has newer ss appliances, gas cooking, built-in microwave, dishwasher, refrigerator w/icemaker, an island, and a pantry. There is a large laundry room off the kitchen with room for shelves. A deck off the kitchen with stairs to the backyard and garage. Upstairs there are 3 bedrooms, each with a large walk-in closet for extra storage space. The bright windows bring in lots of sunlight. A large full bath is in the hall. Primary suite, has a large walk-in closet, a luxury bathroom, with a soaking tub, large shower and double sinks. Downstairs is a family room with new carpet and wired with surround sound. A half bath and an unfinished area. Yes, this home has a walk-out basement onto a patio that leads to a 2 car detached garage. Seller is giving the buyers a credit of \$5,000 for any upgrades they want. Ideally located close to schools, shopping, and commuter routes, this home truly has it all. Donâ€™t miss this incredible opportunity

Built in 2003



Essential Information

MLS® #	MDMC2181026
Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,050
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	12318 Cherry Branch Dr
Subdivision	ARORA HILLS
City	CLARKSBURG
County	MONTGOMERY-MD
State	MD
Zip Code	20871

Amenities

Amenities	Attic, Soaking Tub, Stall Shower, Tub Shower, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Formal/Separate Dining Room, Pantry, Recessed Lighting, Walk-in Closet(s), Shades/Blinds, Wood Floors, Master Bath(s)
Utilities	Cable TV
Parking	Paved Parking, Private
# of Garages	2
Garages	Garage Door Opener, Garage - Rear Entry
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Disposal, ENERGY STAR Dishwasher, ENERGY STAR Refrigerator, Icemaker, Oven/Range-Gas, Water Heater - High-Efficiency, Washer, Dryer-front loading

Heating	Central
Cooling	Central A/C, Ceiling Fan(s), Heat Pump(s)
Has Basement	Yes
Basement	Daylight, Partial, Full, Heated, Improved, Interior Access, Outside Entrance, Partially Finished, Rear Entrance, Shelving, Sump Pump, Walkout Level
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s)
# of Stories	3
Stories	3

Exterior

Exterior	Brick Front, Vinyl Siding
Exterior Features	Sidewalks, Street Lights, Deck(s), Porch(es), Patio
Windows	Double Hung, Screens, Vinyl Clad
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
----------	----------------------------------

Additional Information

Date Listed	May 22nd, 2025
Days on Market	151
Zoning	PD4

Listing Details

Listing Office	Keller Williams Realty Centre
----------------	-------------------------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 19th, 2025 at 2:15pm EDT