

\$740,000 - 825 Butterfly Weed Dr, GERMANTOWN

MLS® #MDMC2186880

\$740,000

2 Bedroom, 2.00 Bathroom, 1,806 sqft

Residential on 0.13 Acres

COURTS OF CLARKSBURG,
GERMANTOWN, MD

Welcome to this beautifully maintained 2 bedroom, 2 bath detached home in the highly desirable 55+ community, The Courts of Clarksburg. Situated on a premium lot backing to lush gardens, this home offers added privacy and an ideal setting with no immediate neighbors behind—providing a more peaceful feel. Inside, you'll find a light-filled, open-concept layout with separate formal dining room, and a gourmet kitchen. Kitchen features granite countertops, gas cooking, and island —perfect for both everyday living and entertaining. The main level offers two spacious bedrooms and two full baths, including a primary suite with a walk-in closet and private en-suite bath. Additional flex room ideal for guests, a home office, or hobby space. Additional highlights include a 2-car attached garage, ample storage, and easy access to I-270, shopping, dining, and Clarksburg Premium Outlets. Residents enjoy a low-maintenance lifestyle with access to community amenities including pools, fitness and recreation centers, walking paths, and a private clubhouse with regular social events. Don't miss this opportunity to own a move-in-ready home in one of Montgomery County's premier active adult communities—with one of the best lot locations in the neighborhood.

Built in 2017



Essential Information

MLS® #	MDMC2186880
Price	\$740,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,806
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active Under Contract

Community Information

Address	825 Butterfly Weed Dr
Subdivision	COURTS OF CLARKSBURG
City	GERMANTOWN
County	MONTGOMERY-MD
State	MD
Zip Code	20876

Amenities

Amenities	Entry Lvl BR, Upgraded Countertops, Wood Floors, Washer/Dryer Hookup
Utilities	Under Ground
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Disposal, Microwave, Oven/Range-Gas, Refrigerator
Heating	Programmable Thermostat
Cooling	Programmable Thermostat
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane

# of Stories	1
Stories	1 Story

Exterior

Exterior	Combination, Brick and Siding, Vinyl Siding
Roof	Asphalt
Foundation	Slab

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
High	CLARKSBURG

Additional Information

Date Listed	June 22nd, 2025
Days on Market	81
Zoning	PRC

Listing Details

Listing Office	Compass
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