

# \$565,000 - 446 Blue Flax Pl #446, GAITHERSBURG

MLS® #MDMC2195782

**\$565,000**

3 Bedroom, 2.50 Bathroom, 2,915 sqft

Residential on 0.00 Acres

PARKLANDS AT WATKINS MILL,  
GAITHERSBURG, MD

Easy, luxurious living in an UNBEATABLE LOCATION! With beautiful finishes and a sun-drenched floor plan, 446 Blue Flax Pl is a move-in ready top-level, end-unit, townhouse style condo in the Parklands. This transitional floor plan features an open layout with large living spaces and nicely sized bedrooms. Comfortable living at its best, this Parklands home offers the perfect combination of easy maintenance, location to commuter routes and shopping centers, and wonderful community amenities. Showcasing 3 Bedrooms and 2.5 Baths, this home offers nearly 3,000 SF throughout 2 levels. You will love the beautiful finishes, sun-drenched floor plan, gas fireplace, deck, walk-in closets, and soaking tub! The spacious Living Room features bright windows overlooking a lovely, wooded view and is open to the Formal Dining Room which has ample space for a large table. The cookâ€™s kitchen has a sunny breakfast area and is open to the Family Room with a gas fireplace. Complete with granite counters, double ovens, stainless steel appliances, and a large island, this fantastic Kitchen is bound to impress. The Deck is accessed from the Breakfast Room. Three Bedrooms, two Baths, and the laundry room are on the upper level, including a gorgeous Primary Bedroom with a tray ceiling, 2 walk-in closets, and an En-Suite Bath. A separate walk-in shower, soaking tub, and water closet are featured in the large ensuite Primary Bath. There is access to the



attached Garage from the Entry Level Foyer. This walk up unit is on levels 3 & 4 of a 4 level building.

Located in the City of Gaithersburg, The Parklands is a pedestrian-friendly community with wide, tree lined streets and sidewalks. The resort-like Parklands amenities include a pool, tot lots, tennis court, club house, fitness center and meeting room. It is a short walk to the Metropolitan Grove MARC Train station, minutes to Downtown Crown and Kentlands, close to major commuter routes, and minutes to NIST, Adventist Healthcare, AstraZeneca, Novavax, and Lockheed Martin. The interchange at exit 12, Watkins Mill Road, provides convenient access to I-270 and The Shops at Spectrum Center are just a short walk away. The drive time to the Shady Grove Metro is about 10 minutes! A peaceful haven tucked away for privacy but still conveniently located near it all, living in the Parklands gives you the best of everything!

Built in 2013

### **Essential Information**

|                |                               |
|----------------|-------------------------------|
| MLS® #         | MDMC2195782                   |
| Price          | \$565,000                     |
| Bedrooms       | 3                             |
| Bathrooms      | 2.50                          |
| Full Baths     | 2                             |
| Half Baths     | 1                             |
| Square Footage | 2,915                         |
| Acres          | 0.00                          |
| Year Built     | 2013                          |
| Type           | Residential                   |
| Sub-Type       | Condo, Interior Row/Townhouse |
| Style          | Colonial                      |
| Status         | Active                        |

### **Community Information**

|              |                           |
|--------------|---------------------------|
| Address      | 446 Blue Flax Pl #446     |
| Subdivision  | PARKLANDS AT WATKINS MILL |
| City         | GAITHERSBURG              |
| County       | MONTGOMERY-MD             |
| State        | MD                        |
| Municipality | City of Gaithersburg      |
| Zip Code     | 20878                     |

### **Amenities**

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Amenities    | Master Bath(s), Upgraded Countertops, Crown Molding, Shades/Blinds, Wpool Jets |
| # of Garages | 1                                                                              |
| Garages      | Garage Door Opener                                                             |
| View         | Scenic Vista                                                                   |
| Has Pool     | Yes                                                                            |

### **Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                         |
| Appliances        | Dishwasher, Disposal, Microwave, Refrigerator, Cooktop, Icemaker, Dryer, Washer, Oven-Wall, Exhaust Fan |
| Heating           | Forced Air                                                                                              |
| Cooling           | Central A/C                                                                                             |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| # of Stories      | 2                                                                                                       |
| Stories           | 2 Story                                                                                                 |

### **Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Brick and Siding, Concrete/Block                   |
| Exterior Features | Sidewalks, Street Lights, Tennis Court(s), Balcony |
| Windows           | ENERGY STAR Qualified, Insulated, Low-E            |
| Foundation        | Slab                                               |

### **School Information**

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

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 40                   |

Zoning

ZONING

## **Listing Details**

Listing Office

Compass

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Listing information last updated on October 19th, 2025 at 9:30pm EDT