

\$575,000 - 13444 Petrel St, CLARKSBURG

MLS® #MDMC2200864

\$575,000

3 Bedroom, 3.00 Bathroom, 1,933 sqft

Residential on 0.07 Acres

CABIN BRANCH, CLARKSBURG, MD

Welcome to the Catoctin model in The Village at Cabin Branch—a warm and inviting villa designed for comfort and convenience. With 1,933 sq. ft., this luxury 55+ end-unit home offers main-level living in a light-filled, open-concept design perfect for both relaxing and entertaining. Upon entering, you™ll be greeted by a gorgeous foyer and wood staircase that lead into the open-concept kitchen, family room, and dining area. The modern kitchen showcases white cabinetry, stainless steel appliances, and a large island perfect for meal prep, entertaining, or casual dining. A separate dining area provides an elegant space for gatherings with family and friends. After a long day, retreat to the main-level owner™s suite, a spacious getaway with a large walk-in closet and en suite bath featuring a dual vanity and a walk-in shower with seating for a spa-like experience. Also on the main level is a second bedroom and full bath, plus a convenient laundry area.

Upstairs, enjoy a huge loft area—ideal as a study, second family room, or game space—along with the third bedroom and bath, offering comfort and ease for family and guests alike.

Additional highlights include luxury vinyl plank



flooring on the main level, ample storage space, and an attached 1-car garage providing protection from the elements and additional storage.

The Village at Cabin Branch offers an incredible array of amenities: pickleball courts, a fitness center, clubhouse, community garden, and dog park—giving you a lifestyle that blends recreation, relaxation, and connection. Plus, enjoy easy access to I-270 and the Clarksburg Outlets for shopping, dining, and convenience.

Built in 2024

Essential Information

MLS® #	MDMC2200864
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,933
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Colonial
Status	Active

Community Information

Address	13444 Petrel St
Subdivision	CABIN BRANCH
City	CLARKSBURG
County	MONTGOMERY-MD
State	MD
Zip Code	20871

Amenities

Amenities	Entry Lvl BR, Master Bath(s),
Parking	Concrete Driveway
# of Garages	1
Garages	Garage - Front Entry

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Refrigerator, Dishwasher, Stove/Oven/Range-Gas
Heating	Heat Pump(s)
Cooling	Central A/C
# of Stories	2
Stories	2 Story



Exterior

Exterior	Frame
Exterior Features	Porch(es)
Foundation	Slab

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
Elementary	CLARKSBURG
Middle	ROCKY HILL
High	CLARKSBURG

Additional Information

Date Listed	September 25th, 2025
Days on Market	25
Zoning	CRT

Listing Details

Listing Office	RE/MAX Results
----------------	----------------

© 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.

