

\$524,900 - 13304 Rising Sun Ln, GERMANTOWN

MLS® #MDMC2203156

\$524,900

3 Bedroom, 2.50 Bathroom, 2,320 sqft
Residential on 0.04 Acres

FOUNTAIN HILLS, GERMANTOWN, MD

Welcome home to 13304 Rising Sun Ln. If you've been dreaming of an expansive 2300+ sq ft home, with the perfect layout, in the perfect location, a 2025 roof, new carpet, and so much more, then this is the home for you! The moment you arrive you'll appreciate the ease of pulling into your garage. The driveway and community offer plenty of additional parking for guests. Once inside, the bright and spacious first floor is sure to catch your eye. The entry level features a large finished rec area with fireplace, a well placed half bath and a walkout basement into your backyard. The 2nd floor offers stunning hardwoods, light galore, an open concept kitchen and living room. At the heart of the second floor, the kitchen boasts a center island, pantry, and breakfast table nook. We even have gas for our cooking enthusiasts! You'll never miss a moment with your loved ones while in the kitchen thanks to the living room placement. The living room has space for your favorite over-sized cozy couch. It's without a doubt the place you'll want to lounge after a long day! Off of the living room a large deck awaits. If you enjoy relaxing or hosting your loved ones, the second floor of this home has the layout you'll love. On the other side of this level a massive dining room is found. You'll never be at a loss for light as windows line both sides of the second floor. As you ascend to the upper level you'll appreciate the built-in shelf and elevated ceiling. Once upstairs, you'll find the delightful owner's suite. The suite offers plenty of room



for all of your favorite furnishings and a large walk-in closet. The en-suite has it all - a soaking tub, walk-in shower and dual vanities! Down the hall two secondary bedrooms and a full bathroom are found. Tired of mowing your lawn or shoveling snow? Good, because you don't have to worry about it with this home, the hoa takes care of both! Fountain Hills offers a huge swimming pool, playgrounds, a beautiful fountain and more. Low HOA fees! NEW PAINT THROUGHOUT! Hot Water Heater-2025! Furnace 2021! Microwave 2024! Ceiling Fans. Roof 2025! Seconds from 270 & Marc train. Close to Wegmans, Kentlands, the famous Amish Market, tons of shopping and restaurants, Astrazeneca and so much more! Schedule your showing today - this home will not last!

Built in 1999

Essential Information

MLS® #	MDMC2203156
Price	\$524,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,320
Acres	0.04
Year Built	1999
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Colonial
Status	Active

Community Information

Address	13304 Rising Sun Ln
Subdivision	FOUNTAIN HILLS
City	GERMANTOWN

County	MONTGOMERY-MD
State	MD
Zip Code	20874

Amenities

Amenities	Attic, Upgraded Countertops, Shades/Blinds, Bathroom - Walk-In Shower
# of Garages	1
Garages	Garage Door Opener
Has Pool	Yes

Interior

Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Microwave, Oven/Range-Gas, Refrigerator, Stove, Washer
Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
Has Basement	Yes
Basement	Front Entrance, Outside Entrance, Rear Entrance, Fully Finished, Walkout Level
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors
# of Stories	3
Stories	3

Exterior

Exterior Features	Sidewalks, Deck(s)
Roof	Other
Foundation	Permanent

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 16th, 2025
Days on Market	4
Zoning	R200

Listing Details

Listing Office	EXP Realty, LLC
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