

# \$575,000 - 12306 Shadetree Ln, LAUREL

MLS® #MDPG2164898

**\$575,000**

5 Bedroom, 3.00 Bathroom, 2,414 sqft

Residential on 0.40 Acres

MONTPELIER, LAUREL, MD

Welcome home to 12306 Shadetree Lane in the sought-after Montpelier community of Laurel! This spacious 5-bedroom, 3-bathroom home is freshly painted with brand-new carpet, making it truly move-in ready for its next owners. Step inside to find updated flooring, a bright and airy living room, and a cozy wood-burning fireplace. The eat-in kitchen features a modern tile backsplash, ample counter space, and easy access to the formal dining room. From there, enjoy the enviable sunroom—equipped with heating and cooling—that overlooks the expansive, fully fenced backyard. Perfect for entertaining, the backyard offers a large patio, plenty of space for gardening or play, and direct access to the kitchen, sunroom, and mudroom. Conveniently located off the oversized two-car garage with epoxy flooring, you’ll find a spacious mudroom with laundry and a walk-in pantry. The main level also includes the primary suite with a beautifully updated and modern en-suite bathroom, a second bedroom, and an additional full bath. Upstairs, three generously sized bedrooms with new carpet share a full bathroom, and a finished attic provides the perfect spot for a home office, den, or extra storage. The Montpelier community offers exceptional amenities including a pool, playground, walking paths, and more. Ideally situated between Washington, DC, and Baltimore, this home is just minutes from shopping, restaurants, and the MARC train, with easy access to I-95, Route 295, and



Route 200.

Built in 1969

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | MDPG2164898 |
| Price          | \$575,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,414       |
| Acres          | 0.40        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Traditional |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 12306 Shadetree Ln |
| Subdivision | MONTPELIER         |
| City        | LAUREL             |
| County      | PRINCE GEORGES-MD  |
| State       | MD                 |
| Zip Code    | 20708              |

**Amenities**

|              |                    |
|--------------|--------------------|
| Parking      | Asphalt Driveway   |
| # of Garages | 2                  |
| Garages      | Garage Door Opener |

**Interior**

|                 |             |
|-----------------|-------------|
| Heating         | Central     |
| Cooling         | Central A/C |
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| # of Stories    | 2           |
| Stories         | 2 Story     |

**Exterior**

|            |       |
|------------|-------|
| Exterior   | Frame |
| Foundation | Slab  |

**School Information**

|          |                                       |
|----------|---------------------------------------|
| District | PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS |
|----------|---------------------------------------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 42                  |
| Zoning         | RR                  |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Real Broker, LLC - Annapolis |
|----------------|------------------------------|

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