



\$395,000

169 Wood Bridge Drive, Oakland, Maryland 21550

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Est Sq Ft	1887
Levels	3
Taxes	\$2,880.00 year 2009
Subdivision	Meadow Lake Estate
Association	HOA
Fee	\$500/year
Bedroom(s)	3
Bathroom(s)	2.5
Year Built	2004
Heating	Oil plus air tight wood burning stove/stone fireplace
Cooling	AC
Water	Well
Sewer	Septic
Roof	Shingle
Siding	Cedar/Stone
Foundation	Block
Basement	3 Car Garage/Storage
Driveway	Paved
Acres	4.68
Fireplaces	1

Remarks:

Unique opportunity to own this charming, spacious but cozy, rustic yet elegant home. HOA membership includes access to a 12 acre lake and common area with sand beach, pavilion, swimming, fishing, kayaking. Very sprivate setting, large lot (almost 5 acres). Exclusive Private community, borders state forest. Spectacular view of lake and Mt. Nebo. Only minutes to Deep Creek Lake, Wisp, Herrington Manor & Swallow Falls State Parks and 3 miles from Oakland.

Directions:

From McHenry, MD take Rt 219 South, Past Sheetz Store. Turn right at M&T Bank onto East Green St. Proceed straight thru traffic light. Cross bridge. Past white mansion & white fence on left. Turn right on Markwood Drive (Meadow Lake Estate Sign). Turn left on Wood Bridge Dr. Turn left at 1st driveway.

Appliances:

Range, Dishwasher, Refrigerator w/icemaker, Microwave, Disposal, Washer, Dryer

Flooring:

Carpet, Ceramic Tile, Laminate Wood, Sheet Vinyl

Room	Dimensions	Level	Features
Great Room	13' 2"x 22'	Main	High Cathedral Ceiling, Stone Fireplace, Lake View
Dining	12' 11"x 12'	Main	Lake View
Kitchen	11' 7"x 15' 4"	Main	Granite Counter Tops, oak Cabinets, Laminate Wood Floor
Master Bedroom	13' 3" x 15' 11"	Main	Lake View, 12' High Vaulted Ceiling
Master Bath	10' 6" x 12' 7"	Main	Granite Counter Tops Double Sick, Ceramic Tile Floor, 6' Soaking Tub, Shower Stall
Walk-in Closet	6' x 6' 10"	Main	
Laundry	5' 8" x 6' 4"	Main	
Half Bath	4' 2" x 5' 6"	Main	
Covered Porch	6' X 25'	Main	View of Lake and Mt. Nebo
Bedroom #2	11' 4" x 16' 1"	Upper	
Walk-in Closet	6' 6" x 9' 6"	Upper	
Bedroom #3	11' 3" x 13' 6"	Upper	
Bath #2	8' x 8'	Upper	
Basement	3 Car Garage	Lower	
Storage	15' x 20'	Lower	

NOTE: Specification sheet is for informational purposes only. Information shown are for estimates only and should not be relied on as accurate.