

Agent Full

3403 Mantz Ln, Frederick, MD 21704

Coming Soon

Residential

\$795,000



Recent Change: **03/14/2025 : Coming Soon : ->C/S** Expected On Market Date: **03/21/25**
Upcoming OH: Public: Sun Mar 23, 12:00PM-4:00PM
Method: In-Person Only

MLS #: MDFR2060868
Tax ID #: 1107226314
Ownership Interest: Fee Simple
Association: HOA
Structure Type: Detached
Levels/Stories: 3
Waterfront: No
Garage: Yes

Beds: 4
Baths: 3 / 1
Above Grade Fin SQFT: 2,240 / Assessor
Assessor AbvGrd Fin SQFT: 2,240
Price / Sq Ft: 354.91
Year Built: 2002
Property Condition: Excellent
Style: Colonial
Central Air: Yes
Basement: Yes

Location

County:	Frederick, MD	School District:	Frederick County Public Schools
In City Limits:	No	High School:	Urbana
Subdiv / Neigh:	VILLAGES OF URBANA	Middle/Junior School:	Urbana
Building Name:	VILLAGES OF URBA	Elementary School:	Urbana
		Election District:	07

Association / Community Info

HOA:	Yes	HOA Fee:	\$139 / Monthly
HOA Name:	VILLAGES OF URBANA	Association Recreation Fee:	No
Amenities:	Baseball Field, Basketball Courts, Community Center, Dog Park, Jog/Walk Path, Pool - Outdoor, Recreational Center, Soccer Field, Swimming Pool, Tennis Courts, Tot Lots/Playground		

Taxes and Assessment

Tax Annual Amt / Year:	\$7,132 / 2024	Tax Assessed Value:	\$583,600 / 2024
County Tax:	\$7,132 / Annually	Imprv. Assessed Value:	\$381,900
Clean Green Assess:	No	Land Assessed Value:	\$201,700
Zoning:	PUD	Land Use Code:	R
		Section:	M1A
		Block/Lot:	1034

Rooms

	Bed	Bath
Main		1 Half
Upper 1	3	2 Full
Lower 1	1	1 Full

Building Info

Above Grade Fin SQFT:	2,240 / Assessor	Main Entrance Orientation:	Northwest
Below Grade Fin SQFT:	1,120 / Estimated	Construction Materials:	Frame
Total Below Grade SQFT:	1,440 / Estimated	Below Grade Unfin SQFT:	320 / Assessor
Total Fin SQFT:	3,360 / Estimated	Flooring Type:	Carpet, Ceramic Tile, Hardwood
Tax Total Fin SQFT:	3,040	Roof:	Architectural Shingle
Total SQFT:	3,680 / Estimated		
Wall & Ceiling Types:	Dry Wall		
Foundation Details:	Slab		
Basement Type:	Fully Finished		

Lot

Lot Acres / SQFT:	0.19a / 8455sf / Assessor
Fencing:	Fully, Rear

Ground Rent

Ground Rent Exists:	No
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Ground Rent Amount: Annually

Parking

Detached Garage - # of Spaces	2	Features:	Detached Garage, Driveway, Garage - Side Entry,
Driveway - # of Spaces	2		Asphalt Driveway
Total Parking Spaces	4		

Interior Features

Interior Features:	No Fireplace; Accessibility Features: None
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Exterior Features

Exterior Features:	Deck(s), Porch(es); Pool: Yes - Community
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Utilities

Utilities:	Central A/C; Cooling Fuel: Electric; Heating: 90% Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer
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Remarks

Exclusions:	Curtains in the living room, Shelving racks in the garage
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Public:	Open House - Sunday - March 23rd from Noon till 4pm
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Gorgeous, sun-drenched, open plan neo-traditional home in the Spring House section of the Villages of Urbana just 2 blocks from the Market District's grocery, shopping, and restaurants and 2 minutes from I-270.

Main level with 9' ceilings; hardwood and porcelain tile floors; custom blinds; upgraded lighting; and an open plan kitchen with 42" maple cabinets, granite counters, and stainless steel appliances.

Three generously sized bedrooms upstairs with a decadent primary bath and tons of closet space and upstairs laundry.

Lower level rec room with office and a fourth bedroom/den currently used as a gym.

Immaculately cultivated landscaping, full fencing, and a composite deck create a private oasis that is a rare find in Urbana.


New architectural shingle roof, Lennox high efficiency HVAC, and numerous other updates.

The Villages of Urbana is one of the most sought after communities in the region: multiple pools, over dozen playgrounds, sports courts, miles of trails, tons of convenient shopping, dozens of restaurants, and straight 9s and 10s for great schools ratings.

Listing Office

Listing Agent:	Jed Williams (96948) (Lic# 575192)	(240) 506-0179
Listing Agent Email:	jed@haganrealty.com	
Responsible Broker:	Jed Williams (96948) (Lic# 575192-MD)	
Listing Office:	Hagan Realty (HRL1) (Lic# 575192) 12801 W Old Baltimore Rd W, Boyds, MD 20841-2008	
Office Phone:	(301) 540-1421	Office Fax:(301) 540-1429
Office Email:	info@haganrealty.com	

Showing

Appointment Phone:	Online	 - Schedule a showing	
Showing Contact:	Service	Showing Provider:	ShowingTime
Contact Name:	ShowingTime	Lock Box Type:	See Remarks
Showing Requirements:	Appointment Only, Schedule Online		
Showing Method:	In-Person Only		
Directions:	Driveway is on Brien Pl but easy street parking on Mantz, Brien, and McPherson St.		

Listing Details

Vacation Rental:	No	Owner Name:	Luis Rugeles Trust
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	0 / 0
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expected On Market Date:	03/21/25
Dual Agency:	Yes	Expiration Date:	12/31/25
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	03/13/2025	Home Warranty:	No
Listing Entry Date:	03/14/2025	Seller Concessions:	
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional, FHA, VA		
Federal Flood Zone:	No		
Disclosures:	Prop Disclosure		

Public:	03/23/2025	12:00PM-4:00PM	Method: In-Person Only
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