



8812 Rustburg Circle Montgomery Village, MD 20886

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HAGAN REALTY



Property Details



Bedrooms
3 Bedrooms



Bathrooms
2 Full & 1 Half



Home Size
1,115 SQFT



Lot Size
1,462 SQFT



Levels
2 Levels



Year Built
1988



Taxes
\$4,471/year



Parking
**1 Front Spot
+Overflow**



HOA
**Montgomery
Village Foundation**



HOA Fee
\$404/quarter



Schools
**Goshen ES
Forest Oak MS
Gaithersburg HS**



Living Room



Main Level



Dining Room



Kitchen



Third Bedroom / Office



Powder Room



Upper Level

First Bedroom



Second Bedroom



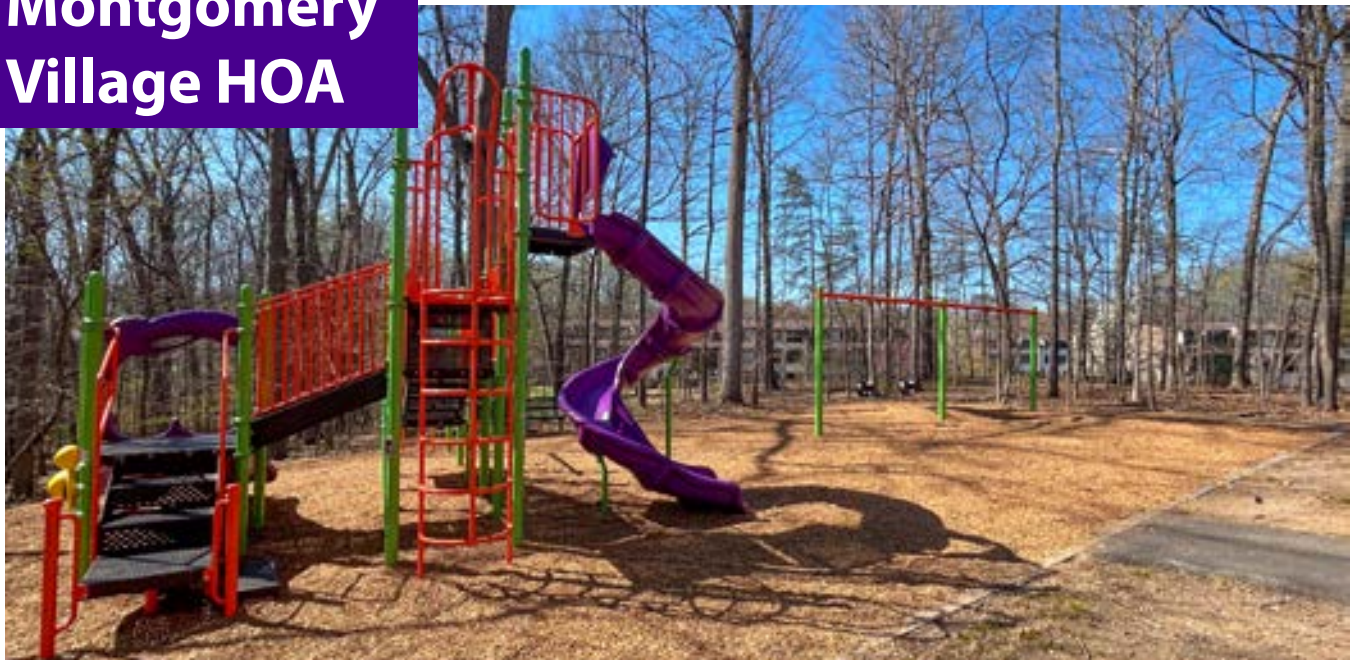
First Full Bathroom



Second Full Bathroom



Montgomery Village HOA



Amenities

- 6 pools
- 4 community centers
- 19 tennis courts
- 16 playgrounds
- 12 sports fields
- 9 bodies of water
- 9 pickleball courts
- 5 basketball courts
- 1 volleyball court
- 1 amphitheater
- 1 soccer court
- 1 outdoor fitness area and 1 boat dock



Lake Whetsone



Montgomery Village HOA: North Creek Community Center



Montgomery Village HOA: Whetstone Community Center





Goshen Elementary School
1.4 miles
📍 8701 Warfield Road
Gaithersburg, MD 20882
☎ (240) 740-6170
👤 Ms Nichola A Wallen



Gaithersburg High School
4.6 miles
📍 101 Education Boulevard
Gaithersburg, MD 20877
☎ (301) 284-4500
👤 Ms Brittany Love-Campbell



Forest Oak Middle School
3.9 miles
📍 651 Saybrooke Oaks Boulevard
Gaithersburg, MD 20877
☎ (240) 740-7570
👤 Ms Dacia Sewell



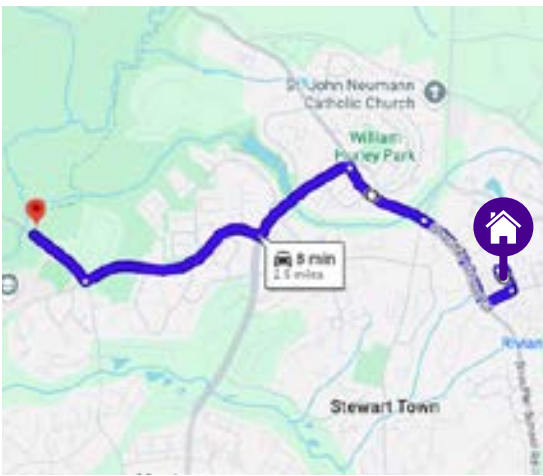
Gaithersburg Library
3.6 miles
📍 18330 Montgomery Village Avenue
Gaithersburg, MD 20879



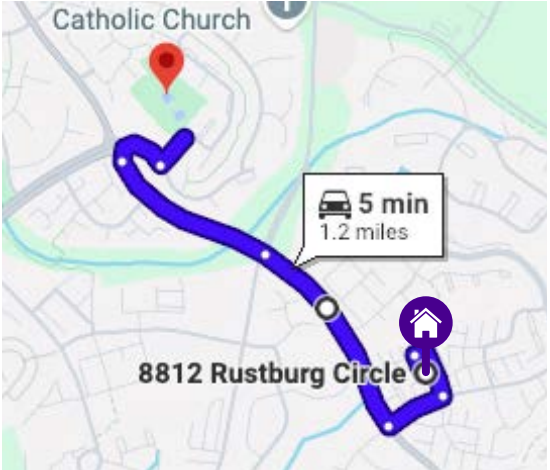
● Parks & Rec

- A William Hurley Park
- B Stewarttown Local Park
- C Apple Ridge Recreation Area
- D David B Humpton Park
- E Great Seneca Stream Valley Park

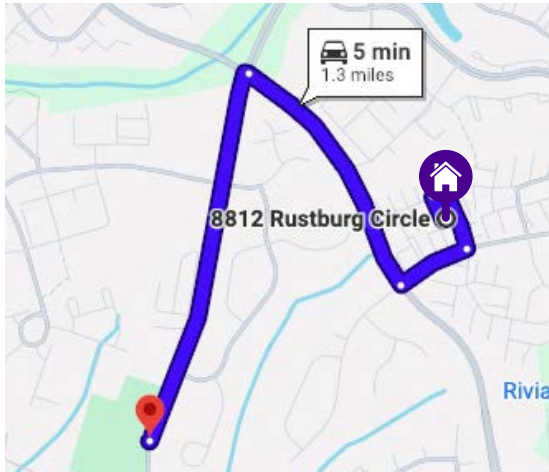
Great Seneca Stream Valley Park – 2.5 miles



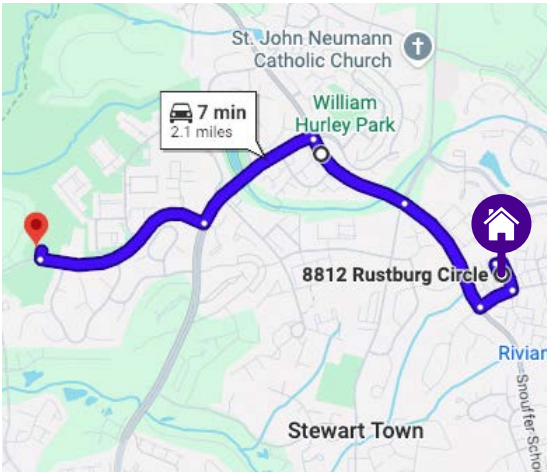
William Hurley Park – 1.2 miles



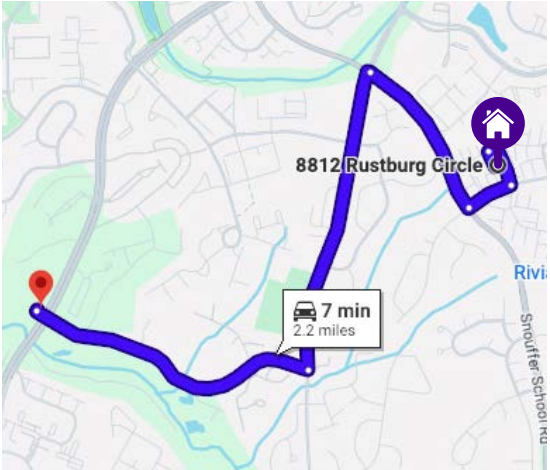
Stewarttown Local Park – 1.3 miles



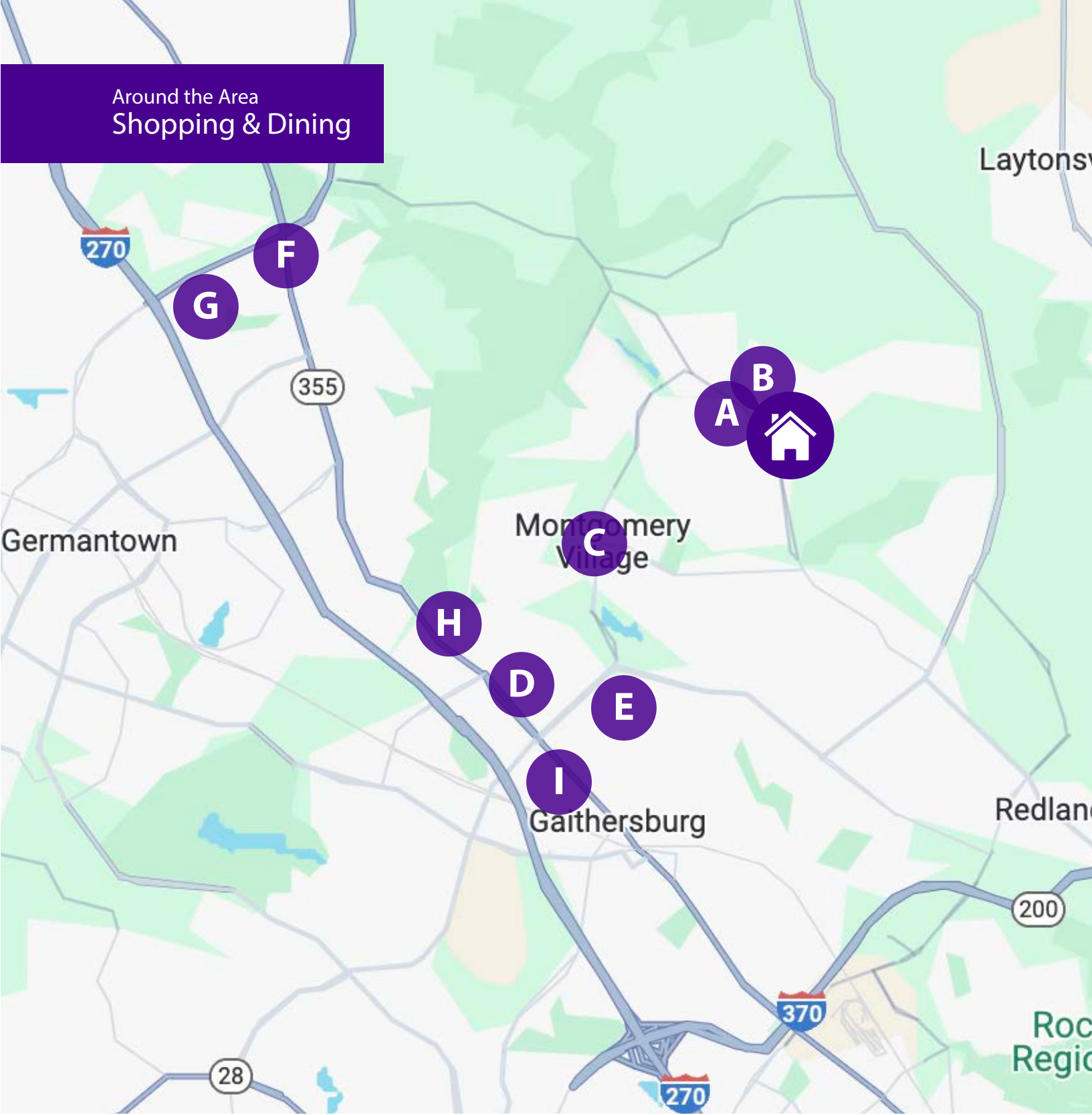
Apple Ridge Recreation Area – 2.1 miles



David B Humpton Park – 2.2 miles



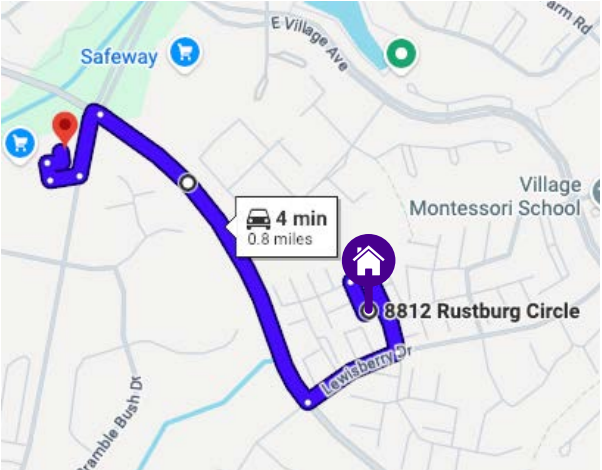
Around the Area
Shopping & Dining



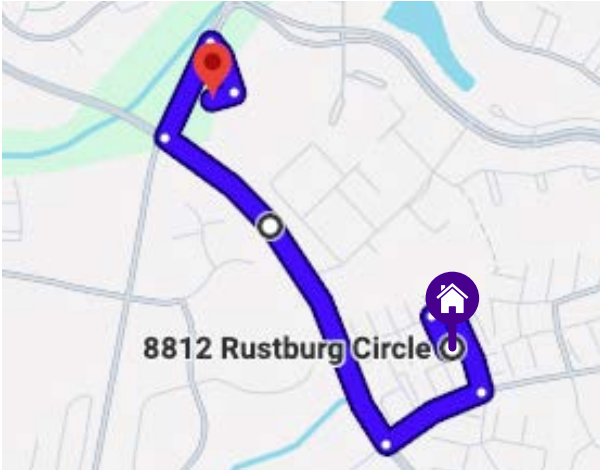
● Shopping & Dining

- | | |
|--------------------------------------|----------------------------------|
| A Goshen Crossing | F Milestone Center |
| B Goshen Oaks Shopping Center | G Shops at Seneca Meadows |
| C Montgomery Village Center | H Tri-Peaks Center |
| D Costco | I Sams Club |
| E Montgomery Village Plaza | |

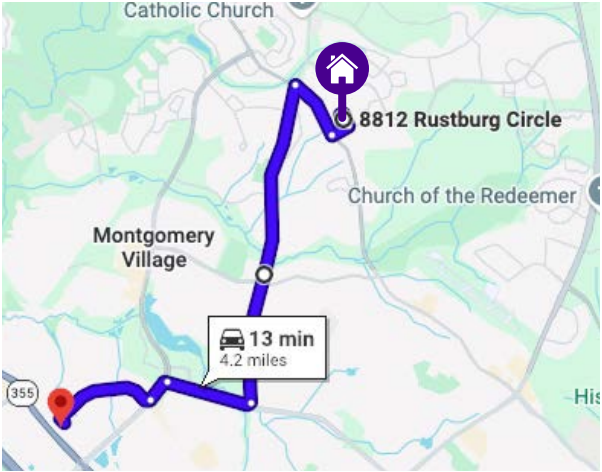
Goshen Crossing – 0.8 miles



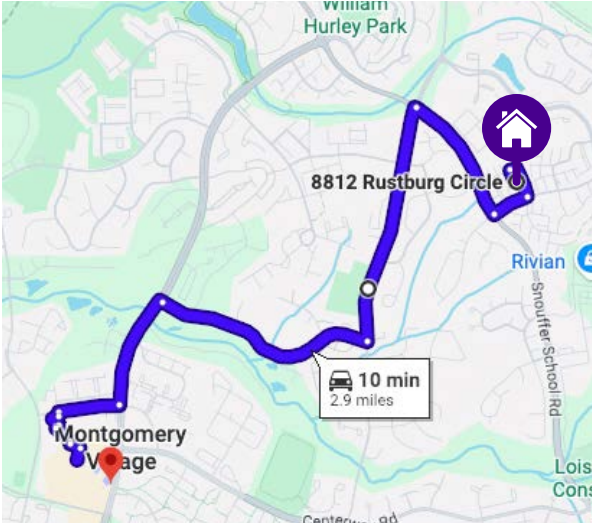
Goshen Oaks Shopping Center – 0.9 miles



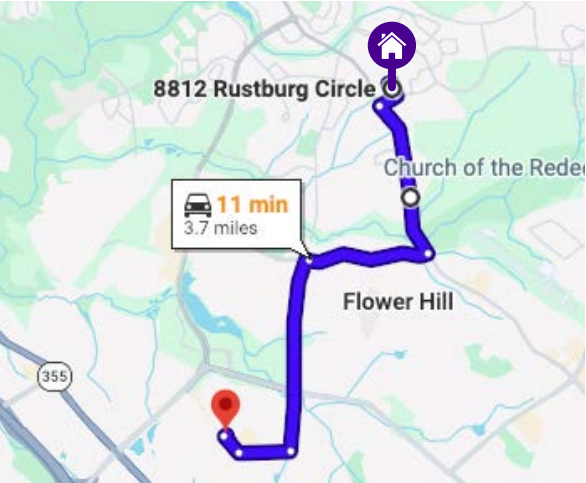
Costco – 4.2 miles



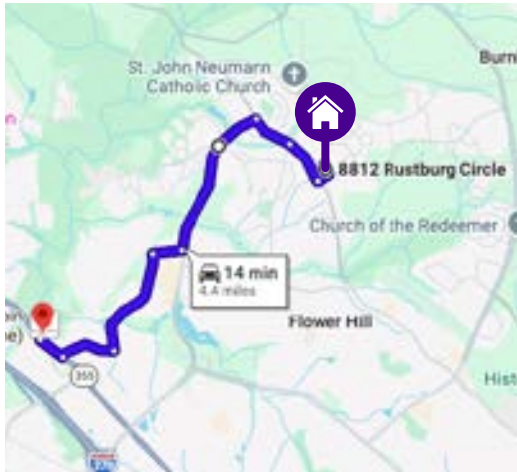
Montgomery Village Center – 2.9 miles



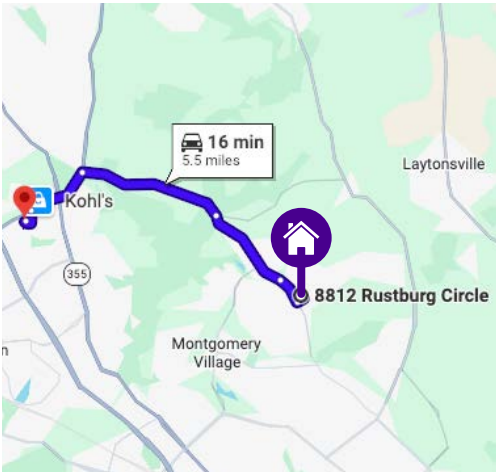
Montgomery Village Plaza – 3.7 miles



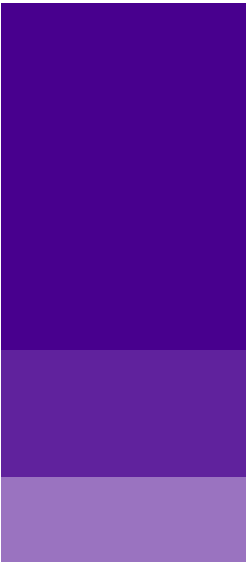
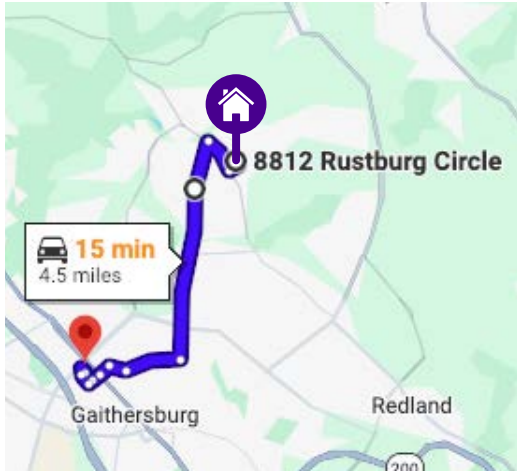
Tri-Peaks Center – 4.4 miles



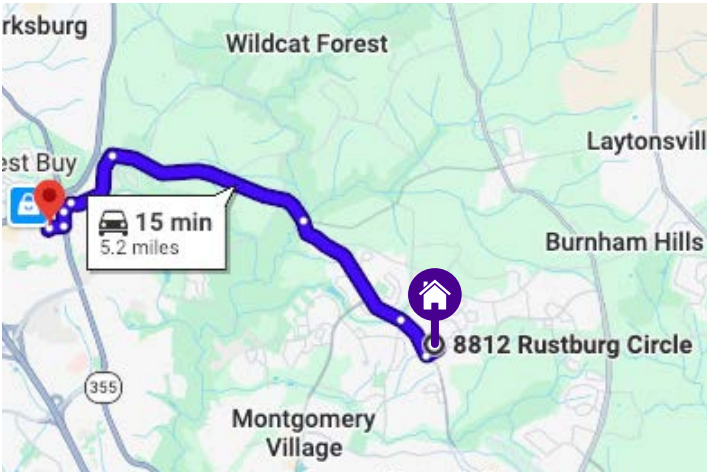
Shops at Seneca Meadows – 5.5 miles



Sams Club – 4.5 miles



Milestone Shopping Center – 5.2 miles





Thinking of Selling Your Home?

Put Hagan Realty to work for you, and you'll be moved!

Services Include

- HDR Photos
- 3D Tours
- 4K Property Tours
- Property Guides
- Targeted Social Ads
- Custom Websites
- Site Maps
- Arial Imagery
- Floor Plans
- Open Houses
- MLS Syndication
- Custom Signs

In an ever-evolving real estate market, Hagan Realty stands out as your go-to partner for selling your home at the best price, in the least time, and with unparalleled success. We go beyond just putting a 'For Sale' sign on your lawn.

Our in-house experts utilize state-of-the-art HDR photography, 4K video, and 3D tours to make your property shine in its best light. Forget generic listings; every home gets a custom website focused solely on showcasing its unique features, and we employ targeted social media ads to reach potential buyers across multiple platforms. We arm visiting buyers with comprehensive property guides-detailing everything from your home's amenities to the local schools-and our open houses effectively reach nearly half of all home buyers. From the sky with FAA-licensed

drone pilots to the ground with full-color, furnished floor plans, we've got every angle covered. If you want your property to stand out and attract top-dollar offers, let Hagan Realty's unmatched tools and expertise work for you.

Contact us today to learn more.

If you are currently under a written contract to use another real estate broker exclusively, please disregard this notice. It is not our intention to solicit other real estate brokers' clients.

Thank You for Visiting

Thank you for viewing my listing here at 8812 Rustburg Circle.

If you have any questions regarding this property, or would like to make an offer, please either contact me directly or have your agent do so if you are represented.

Cathi Miller

Associate Broker, Realtor®

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All information contained in this booklet is deemed reliable but not guaranteed. All prospective purchasers are strongly encouraged to perform all necessary due diligence, prior to writing an offer.





For more information visit

www.8812Rustburg.com