

Luxury Living Enhanced by Over \$63,000 in Recent Improvements

Every detail of this exceptional residence has been thoughtfully upgraded to provide modern comfort, lasting quality, and true move-in-ready convenience.



LUXURY BATHROOM RENOVATIONS

Over \$30,000 Invested

PRIMARY OWNER'S SUITE

- Luxurious soaking tub installation
- Premium vanity & countertop upgrade

MAIN-LEVEL BATHROOM

- Modern walk-in shower conversion
- New designer vanity countertop

UPPER-LEVEL GUEST BATHROOM

- Updated premium vanity countertop

LOWER-LEVEL BATHROOM

- New luxury flooring
- Custom frameless glass shower enclosure



RESORT-STYLE OUTDOOR LIVING

Enjoy your own private backyard retreat featuring professionally upgraded pool systems.

OUTDOOR IMPROVEMENTS

- Premium safety pool cover
- Eco-friendly glass media filtration system
- New Multiport Valve (MPV)
- Rebuilt concrete pool shed foundation





EXTERIOR ENHANCEMENTS

Designed for beauty today and lower maintenance tomorrow.

- Extensive professional tree trimming & canopy management
- Improved sunlight and curb appeal
- Premium clog-free gutter guard system
- Professionally maintained landscape



PRIMARY SUITE UPGRADES (2025)

- Custom bedroom layout enhancement
- Newly added privacy door
- Brand-new plush carpeting throughout the suite

PROPERTY HIGHLIGHTS

7301 Woodyard Rd
Upper Marlboro, MD 20772



PROPERTY HIGHLIGHTS

- 5 Bedrooms
- 4 Full Bathrooms
- Over \$63,000 in Recent Improvements
- Turn-Key Condition
- Private Backyard Oasis
- Luxury Owner's Suite
- Professionally Maintained
- Move-In Ready

WHY YOU'LL LOVE THIS HOME

- ✓ Extensive luxury upgrades already completed
- ✓ Beautifully renovated bathrooms throughout
- ✓ Spacious primary retreat with custom enhancements
- ✓ Resort-inspired outdoor entertaining area
- ✓ Major exterior improvements completed
- ✓ Exceptional care and maintenance inside and out



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