



CLINTON HILL ESTATES

Joseph Dr. Clinton, MD

Offered at: \$1,350,000
18 Lots Sited for Single Family Homes



ROSS | RESIDENTIAL

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ADDRESS LIST

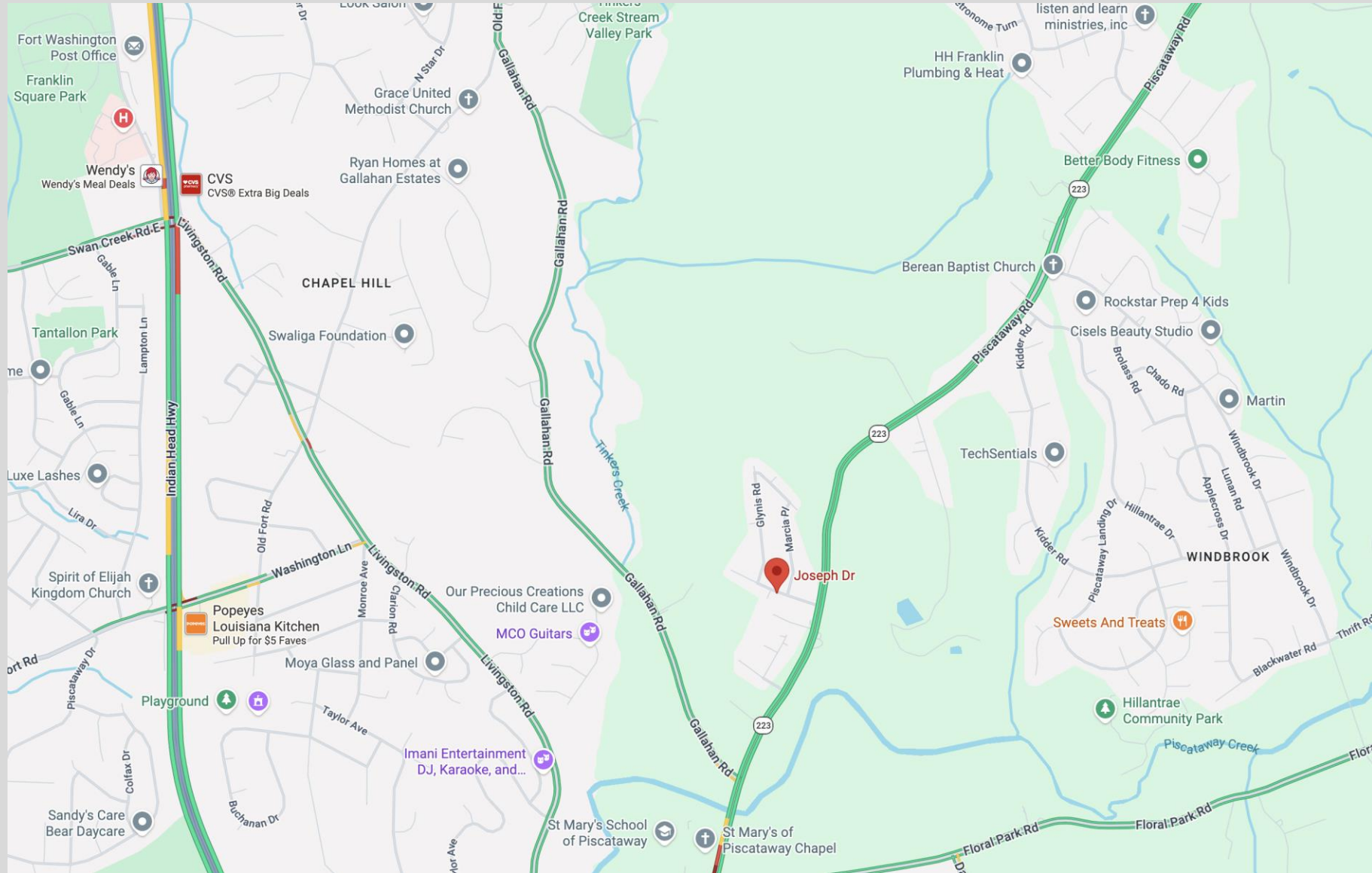
LOT	STREET ADDRESS
2	2213 JOSEPH DRIVE
3	2211 JOSEPH DRIVE
4	2209 JOSEPH DRIVE
5	2207 JOSEPH DRIVE
6	2205 JOSEPH DRIVE
7	2203 JOSEPH DRIVE
8	2201 JOSEPH DRIVE
9	2200 JOSEPH DRIVE
10	2202 JOSEPH DRIVE
11	2204 JOSEPH DRIVE
12	2206 JOSEPH DRIVE
13	2208 JOSEPH DRIVE
14	2210 JOSEPH DRIVE
15	2212 JOSEPH DRIVE
16	2214 JOSEPH DRIVE
17	2216 JOSEPH DRIVE
18	2218 JOSEPH DRIVE
19	2220 JOSEPH DRIVE

LOT COVERAGE ANALYSIS

LOT #	DRIVEWAY AREA (SF)	COVERED AREA (SF)	ADD AREA (SF)	TOTAL AREA (SF)	Lot Area	LOT COVERAGE (%)
LOT 2	593	1902	300	2795	48565	5.76
LOT 3	2581	1902	300	4783	44200	10.82
LOT 4	559	2066	300	2925	40196	7.28
LOT 5	580	2694	300	3574	30280	11.80
LOT 6	684	2942	300	3926	41040	9.57
LOT 7	719	2942	300	3961	40816	9.70
LOT 8	680	2942	300	3922	40206	9.75
LOT 9	516	1588	300	2404	71399	3.37
LOT 10	586	2063	300	2949	73267	4.03
LOT 11	544	2091	300	2935	52529	5.59
LOT 12	522	2091	300	2913	30909	9.42
LOT 13	520	2091	300	2911	30567	9.52
LOT 14	642	2438	300	3380	30331	11.14
LOT 15	671	2438	300	3409	30112	11.32
LOT 16	728	2431	300	3459	30266	11.43
LOT 17	559	1901	300	2760	31467	8.77
LOT 18	533	1588	300	2421	30011	8.07
LOT 19	839	1588	300	2727	30428	8.96

NOTE: LOT COVERAGE IS LESS THAN 20% PERMITTED FOR ALL LOTS.

LOCATION



COMPLETED ITEMS

Pepco Power Layout

Building Footprint & Setbacks

Approved Street Trees and Lights

Surface Drainage Easement Recorded

Approved WSSC Plans

Recorded WSSC Easement

Recorded PLAT

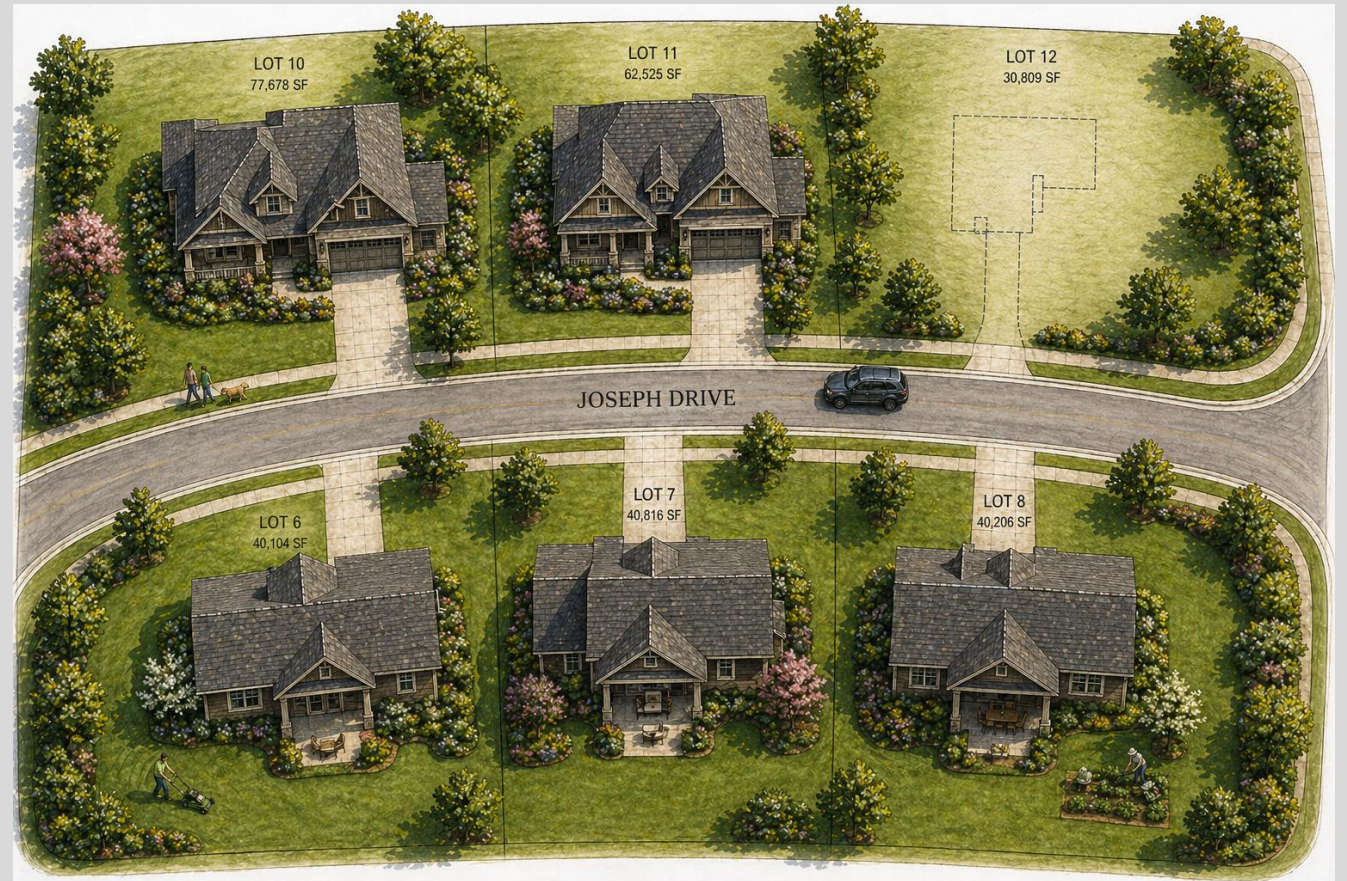
Approved Street Grade Plan

Offsite Easement Recorded

ESA Phase 1 Report

SEP Bond Estimate

Storm Drain Easement



COMPS



2009 Floral Park Rd
Clinton, MD 20735
6 BR/6 BA
4208 sq ft
\$974,900



2007 Floral Park Rd
Clinton, MD 20735
6 BR/6 BA
4208 sq ft
\$964,900



8504 Wendy St
Clinton, MD 20735
6 BR/5 BA
4008 sq ft
\$835,000

SUMMARY



18 Lots

Price per lot: \$75,000

Shovel-ready

Estimated ARV per lot: \$925,000

Total estimated ARV: \$16,650,000