



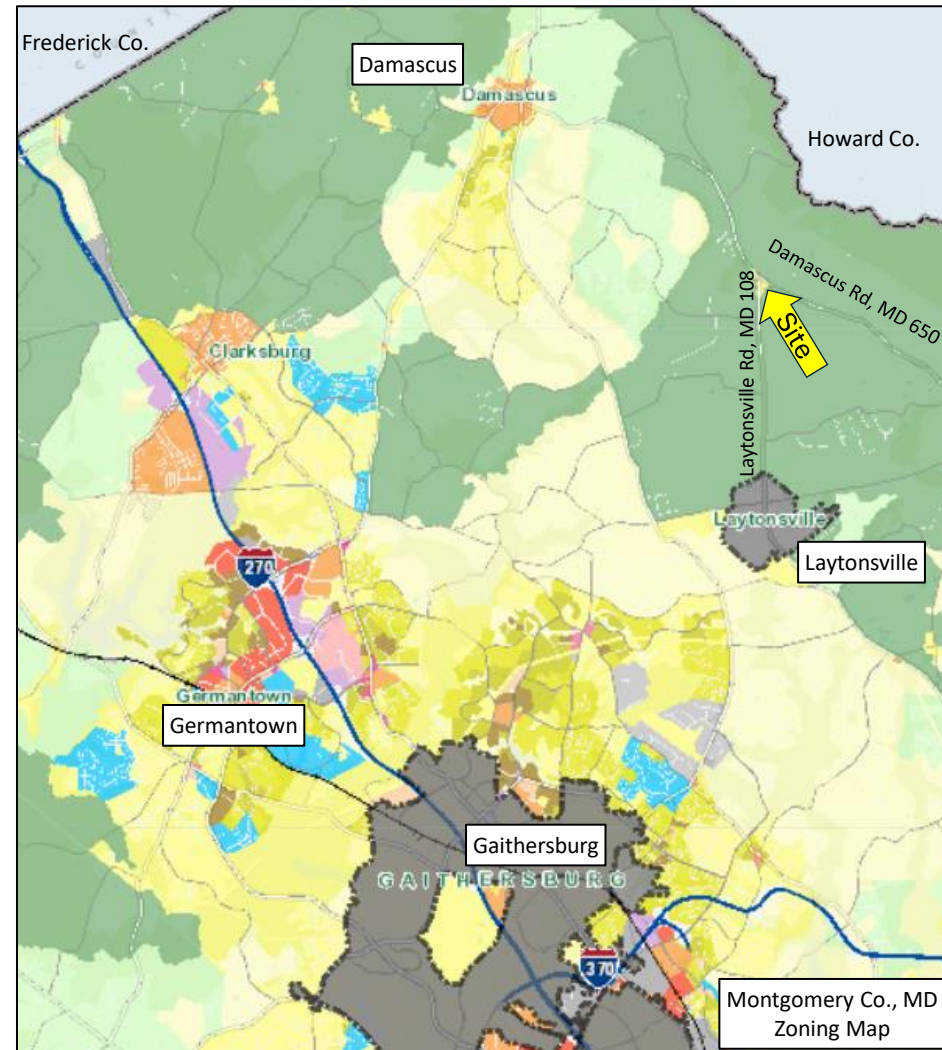
6910 Damascus Rd
Gaithersburg, MD 20882

Cavanaugh Family, LLC
SDAT: 01-00001538
Deed Ref: L 25624 / F 455
7.55± acres, 6 Bedroom Perc
(Pending Plat Recordation)

Far from the maddening crowd but close to essential services and amenities, this 7.55± acre lot is truly a rare find in the bucolic northern Montgomery County countryside nestled next to the unincorporated community of Etchison. Located only 2.9 miles north of historic Laytonsville (1892) and only 4.7 miles southeast of Damascus, it has an approved Six (6) bedroom perc. Zoned in and surrounded by the Agricultural Reserve (AR) you won't have to worry about major developments impacting your pastoral views or peace and quiet. With 7.55± acres you'll have plenty of land to design and site your dream home and have plenty of open space for numerous recreational or outdoor activities such as tennis courts, swimming pool, horses, small scale farming etc. Listed at \$600,000.

Property Highlights.

- **Land:** 7.56± Acres, (1.52 ± ac. will be in Forest Conservation)
- **Zoning:** Agricultural Reserve Zone (AR)
- **Well:** existing well 4 gpm **Perc:** approved for Six (6) Bedrooms
- **Existing structure:** 1,600 sq. ft. (40' x 40')
- **Nearest Fire & Rescue Station:** Laytonsville District Volunteer Fire Department, , approx. 3.3 miles, 5 minutes
- **Schools:**
Laytonsville ES, approx. 6 miles, 12 minutes
Baker MS, approx. 3.3 miles, 6 minutes
Damascus HS, approx. 5.4 miles, 10 minutes
- **Closest major grocery stores/fast food:** Weis/Safeway Damascus, approx. 4.9 miles, 10 minutes (Etchison Country store for essentials, beer, wine, etc. 0.3 miles at Laytonsville/Damascus roads)
- **Patuxent River State Park:** approx. 1.8 miles, 4 minutes to Hipsley Mill road parking area.



For more information please contact:

Charles Seymour, President/Broker | 240-436-6040 | cseymour@tpreinc.com
Ted McCutcheon, Associate Broker | 301-964-3876 | tmccutcheon@tpreinc.com

8923 Fingerboard Road
Frederick, MD 21704
TPCRE.com (301) 831 8232

While the information contained herein was obtained through sources deemed reliable it is not guaranteed as to its accuracy. All prospective purchasers are advised to make independent verification.



6910 Damascus Rd
Gaithersburg, MD 20882

Existing structure: ≈1,600 sq. ft. (40' x 40')

Existing Well, 4 gpm
Tag # MO-81-1319

Montgomery Co., MD
SDAT: 01-00006440

Cavanaugh Family, LLC
SDAT: 01-00001538
Deed Ref: L 25624 / F 455
7.55± acres, Existing Well 4 gpm,
6 Bedroom Perc approved
(Pending Plat Recordation)
(yellow outline is after required road dedications)

For more information please contact:

Charles Seymour, President/Broker | 240-436-6040 | cseymour@tpreinc.com
Ted McCutcheon, Associate Broker | 301-964-3876 | tmccutcheon@tpreinc.com

8923 Fingerboard Road
Frederick, MD 21704
TPCRE.com (301) 831 8232

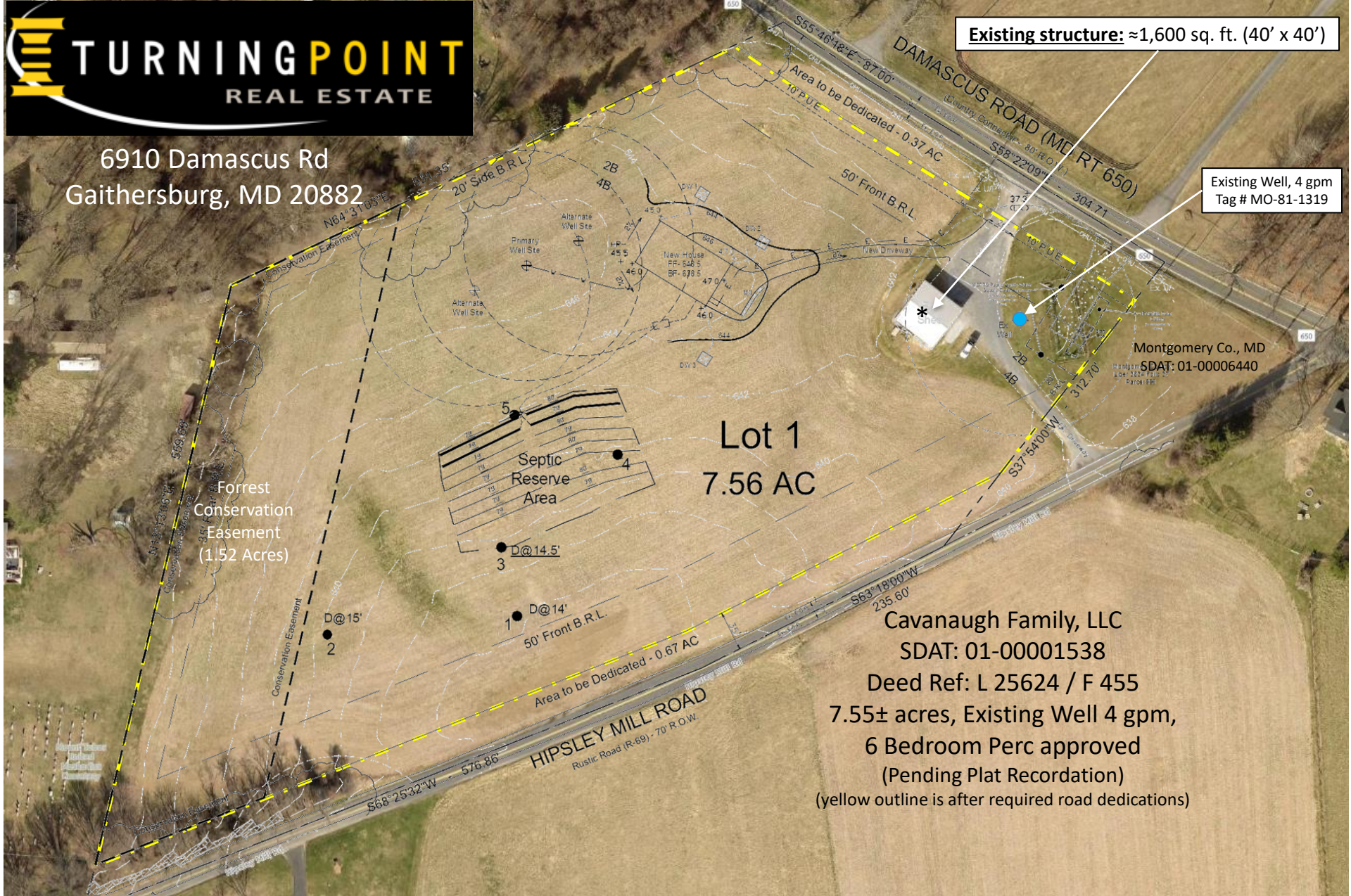
While the information contained herein was obtained through sources deemed reliable it is not guaranteed as to its accuracy. All prospective purchasers are advised to make independent verification.



6910 Damascus Rd
Gaithersburg, MD 20882

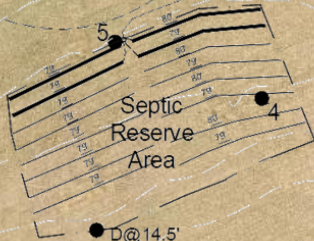
Existing structure: ≈1,600 sq. ft. (40' x 40')

Existing Well, 4 gpm
Tag # MO-81-1319



Lot 1
7.56 AC

Forrest
Conservation
Easement
(1.52 Acres)



Cavanaugh Family, LLC
SDAT: 01-00001538
Deed Ref: L 25624 / F 455
7.55± acres, Existing Well 4 gpm,
6 Bedroom Perc approved
(Pending Plat Recordation)
(yellow outline is after required road dedications)

Montgomery Co., MD
SDAT: 01-00006440

For more information please contact:

Charles Seymour, President/Broker | 240-436-6040 | cseymour@tpreinc.com
Ted McCutcheon, Associate Broker | 301-964-3876 | tmccutcheon@tpreinc.com

8923 Fingerboard Road
Frederick, MD 21704
TPCRE.com (301) 831 8232

While the information contained herein was obtained through sources deemed reliable it is not guaranteed as to its accuracy. All prospective purchasers are advised to make independent verification.



6910 Damascus Rd
Gaithersburg, MD 20882

Cavanaugh Family, LLC
SDAT: 01-00001538
Deed Ref: L 25624 / F 455
7.55± acres, 6 Bedroom Perc
(Pending Plat Recordation)

Existing structure ≈1,600 sq. ft. (40' x 40')



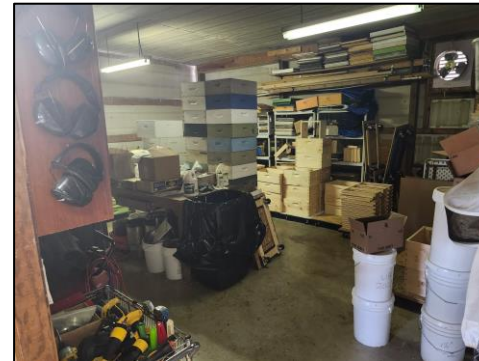
July 2023 Google Street View



(former tenant vacated Oct 2025)



circa 2012 Google Street View



For more information please contact:

Charles Seymour, President/Broker | 240-436-6040 | cseymour@tpreinc.com

Ted McCutcheon, Associate Broker | 301-964-3876 | tmccutcheon@tpreinc.com

While the information contained herein was obtained through sources deemed reliable it is not guaranteed as to its accuracy. All prospective purchasers are advised to make independent verification.

8923 Fingerboard Road

Frederick, MD 21704

TPCRE.com (301) 831 8232