

\$725,000 - 17724 Tree Lawn Dr, Ashton

MLS® #MDMC2191736

\$725,000

4 Bedroom, 2.50 Bathroom, 2,352 sqft

Residential on 0.70 Acres

SAM RICE MANOR, Ashton, MD

OPEN HOUSE CANCELLED - Welcome to 17724 Tree Lawn Drive! A rare opportunity to own this classic colonial home in the peaceful neighborhood of Sam Rice Manor. This lovingly cared for home sits on a .70 acre corner lot lined by beautiful Kwanzan flowering cherry trees. Step inside to discover over 3,000 square feet of inviting living space across three levels. Main level has gorgeous solid hardwood floors and a formal living room opening to the formal dining room. Tablespace kitchen has new ceramic tile flooring, gas cooking and plenty of cabinets. Family room has a woodstove and large picture window leads to the laundry/mud room and powder room with new ceramic tile. Back door opens to a cozy patio surrounded by flower beds as well as a side load carport with space for two cars plus more in driveway. The upper level also has solid hardwood floors, all new 6 panel doors and four large bedrooms, including an ensuite primary bedroom with two closets. 2nd full bath off hallway has large soaking tub and double sink vanity. The unfinished lower level has walk up stairs and a large window. There is also a 10 x 12' Amish built shed in back yard for extra storage space. This home has new replacement windows and doors, new HVAC and a new hot water heater. Whether you are enjoying your morning coffee on the patio or hosting a summer gathering, the peaceful setting makes every moment feel special. Located just minutes from downtown Olney, local parks, top-rated schools and easy access



to the ICC for easy commuting to 270 or 95.
Experience the best of rural charm and fall in
love with Ashton living!

Built in 1964

Essential Information

MLS® #	MDMC2191736
Price	\$725,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,352
Acres	0.70
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Pending

Community Information

Address	17724 Tree Lawn Dr
Subdivision	SAM RICE MANOR
City	Ashton
County	MONTGOMERY-MD
State	MD
Zip Code	20861

Amenities

Amenities	Attic, Soaking Tub, Stall Shower, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, Chair Railing, Crown Molding, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Wd Stove Insrt, Walk-in Closet(s), Shades/Blinds, Wood Floors
Utilities	Electric Available, Propane, Sewer Available, Water Available
Parking	Asphalt Driveway
View	Garden/Lawn, Street, Trees/Woods

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer - Electric, Dryer-front loading, Exhaust Fan, Extra Refrg/Frz, Oven/Range-Gas, Range hood, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer-front loading, Water Heater
Heating	Baseboard - Hot Water, Forced Air, Heat Pump - Gas BackUp, Heat Pump(s), Wood Burn Stove
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Outside Entrance, Rear Entrance, Sump Pump, Unfinished, Walkout Stairs, Water Proofing System, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick, Mantel(s), Wood
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Chimney Cap(s), Exterior Lighting, Flood Lights, Gutter System, Outbuilding Apartment
Lot Description	Front Yard, No thru street, Rear Yard, SideYard(s), Road Frontage
Windows	Bay/Bow, Replacement, Screens, Sliding, Insulated, Double Pane
Roof	Asphalt
Foundation	Active Radon Mitigation, Block, Crawl Space
Other Structures	Shed

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
Elementary	SHERWOOD
Middle	WILLIAM H. FARQUHAR
High	SHERWOOD

Additional Information

Date Listed	August 7th, 2025
Days on Market	51
Zoning	RC

Listing Details

Listing Office	RE/MAX Realty Centre, Inc.
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Listing information last updated on October 30th, 2025 at 5:46pm EDT