

# \$1,000,000 - 12177 Flowing Water Trl, Clarksville

MLS® #MDHW2055134

**\$1,000,000**

4 Bedroom, 3.50 Bathroom, 3,598 sqft

Residential on 0.16 Acres

RIVER HILL, Clarksville, MD

Welcome to Your Dream Home in the Heart of Excellence and Nature and Freshly Painted!!

Nestled in one of the most sought-after neighborhoods in the region, this stunning home offers not just a place to live, but an investment in your future. Situated perfectly between the cultural and professional hubs of Washington, DC, and Baltimore, you'll enjoy the best of both worlds: proximity to world-class opportunities while savoring a private sanctuary surrounded by nature.

Why This Home?

1. Private, Nature-Filled Retreat: Imagine waking up each morning in a home that faces the tranquility of lush woods and is surrounded by the beauty of nature. With mature trees, wildlife, and stunning views from every window, this home offers the ultimate in privacy and serenity. Whether you're enjoying your morning coffee on the deck or unwinding in the evening, you'll feel like you're miles away from it all, even though you're perfectly connected to everything.

2. Prime Location: Commuting is a breeze, with easy access to both Washington, DC and Baltimore. Whether you're working in the nation's capital, taking advantage of the cultural scene in Baltimore, or simply enjoy the idea of being close to both, this home's location puts you right in the middle of it all.



3. The Best of Both Worlds: The charm of suburban living meets urban convenience. You™ll enjoy spacious living areas and local parks, while still being just a short drive away from everything DC and Baltimore offer – from incredible museums and restaurants to sporting events and concerts.

4. Future-Ready Investment: With property values steadily rising in this area, this home is not just a place to live but a long-term investment. Whether you™re looking to grow roots or make a savvy investment, this neighborhood promises a bright future for its residents.

This is more than just a home; it™s a sanctuary surrounded by the natural beauty of the woods, with the added benefit of being connected to everything you need. Let™s schedule your tour today and make this dream a reality!

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | MDHW2055134 |
| Price          | \$1,000,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.50        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,598       |
| Acres          | 0.16        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Colonial    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 12177 Flowing Water Trl |
| Subdivision | RIVER HILL              |
| City        | Clarksville             |
| County      | HOWARD-MD               |
| State       | MD                      |
| Zip Code    | 21029                   |

### Amenities

|              |                      |
|--------------|----------------------|
| # of Garages | 2                    |
| Garages      | Garage - Front Entry |

### Interior

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | Ceiling Fan(s) |
| Has Basement    | Yes            |
| Basement        | Fully Finished |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| # of Stories    | 3              |
| Stories         | 3              |

### Exterior

|            |              |
|------------|--------------|
| Exterior   | Vinyl Siding |
| Foundation | Slab         |

### School Information

|            |                                    |
|------------|------------------------------------|
| District   | HOWARD COUNTY PUBLIC SCHOOL SYSTEM |
| Elementary | CLARKSVILLE                        |
| Middle     | CLARKSVILLE                        |
| High       | RIVER HILL                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 121             |
| Zoning         | NT              |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Samson Properties |
|----------------|-------------------|

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