

# FOR SALE

\$435,000

9760 Ormonds Terrace, Ijamsville, Maryland 21754



## Frederick County's Master Planned Luxury Estate Community

Located on 185 acres just east of Frederick City, the **Manor at Holly Hills** is a one of a kind community offering the opportunity to build your custom dream home on lots from 1 acre to 25 acres.

Enjoy the luxury of breathtaking sunsets and rolling landscapes with the ease of access to major routes, and award winning shopping and dining in Frederick. Located within the Oakdale school district, the **Manor at Holly Hills** is a once in a lifetime living opportunity.

### PRESENTING

**Location:** Lot 201—9760 Ormonds Terrace, Ijamsville, MD

**Legal:** Tax Map 0078, Parcel 0053

**Zoning:** Frederick County: R1—The purpose of the Residential Density District 1 (R1) is to promote healthful and convenient distribution of population with sufficient densities to maintain a high standard of physical design and community service. The residential density district (R1) will conform to the County Comprehensive Plan and will be located within areas identified for residential development. The districts, as a group, are intended to provide for a variety of dwelling types and densities and to offer housing choices at various economic levels. It is further the intent to establish various densities of residential developments in order to efficiently and effectively provide for necessary public services and facilities. An exception to the maximum density is allowed under the MPDU program in accordance with 1-19-8.620. The location of the districts will be consistent with the standards, criteria, and location as specified in the County Comprehensive Development Plan. (Ord. No. 77-1-78, § 40-53, 1-24-77; Ord. 02-26-322, 11-21-2002; Ord. 08-26-502, 10-14-2008). The following residential density district (R1) and maximum density is hereby established:

**Acreage:** 5 Acres

**Utilities:** Well Yield: 12 GPM; 402' Depth  
Septic: 4 Bedroom Perc

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*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

# PHOTOS

FOR SALE 9760 Ormonds Terrace, Ijamsville, MD

**MacRo**<sup>LTD.</sup>  
COMMERCIAL REAL ESTATE™



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# COMMUNITY MAP

FOR SALE 9760 Ormonds Terrace, Ijamsville, MD



Exclusively offered by:  
Rocky Mackintosh



301-698-9696 ext 202  
rocky@macroltd.com

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## Frederick County Zoning – Residential Density District 1 (R1)

The purpose of the Residential Density District 1 (R1) is to promote healthful and convenient distribution of population with sufficient densities to maintain a high standard of physical design and community service. The residential density district (R1) will conform to the County Comprehensive Plan and will be located within areas identified for residential development. The districts, as a group, are intended to provide for a variety of dwelling types and densities and to offer housing choices at various economic levels. It is further the intent to establish various densities of residential developments in order to efficiently and effectively provide for necessary public services and facilities. An exception to the maximum density is allowed under the MPDU program in accordance with 1-19-8.620. The location of the districts will be consistent with the standards, criteria, and location as specified in the County Comprehensive Development Plan. (Ord. No. 77-1-78, § 40-53, 1-24-77; Ord. 02-26-322, 11-21-2002; Ord. 08-26-502, 10-14-2008). The following residential density district (R1) and maximum density is hereby established:

**Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Agricultural Activities
- Limited Agricultural Activity
- Apiary
- Agritourism Enterprise
- Limited/Commercial Roadside Stand
- Forestry
- Single-Family Detached
- Duplex Dwelling
- Two-Family Dwelling
- Accessory Apartment
- Bed and Breakfast
- Golf Course
- Cemetery/Memorial Gardens
- Child Care Center / Nursery School
- Civic Community Center
- Civic Service Clubs
- Group Homes, Small Private
- Group Home, Large
- Assisted Living Facility
- Nursing Home
- Place of Worship
- Private School
- Community Fire and Rescue Service
- College or University
- Public School
- Nongovernmental Utility
- And more...

***Please note: Some uses may not be allowed as per the Manor at Holly Hills Covenants***