

# \$2,200,000 - 10901 Moxley Rd, Damascus

MLS® #MDMC2195500

**\$2,200,000**

5 Bedroom, 3.00 Bathroom, 3,695 sqft  
Residential on 25.00 Acres

DAMASCUS OUTSIDE, Damascus, MD

Set on 25 picturesque acres with a meandering creek, this world-class equestrian estate offers an unparalleled blend of professional horse facilities and refined country living—all within an easy drive of Washington D.C., Baltimore, and Northern Virginia. Designed with precision, care, and comfort in mind, the property is turnkey for the serious equestrian, trainer, or discerning private owner. At the heart of the farm are two exceptional barns, totaling 45 stalls, thoughtfully designed for safety, convenience, and efficiency. The main barn boasts 29 matted stalls across two wide 12-foot aisles, each equipped with its own fan, light, and timed outlet. Amenities include a climate-controlled lounge, two spacious tack rooms, a wash stall, an insulated laundry room, a utility room, and a massive loft with guest accommodations. Dedicated farrier lighting and ample tractor clearance make daily operations effortless. Just steps away are an indoor arena, a large shavings shed, an additional 7 stalls, and a hay storage container that keeps dust to a minimum. The second barn offers 9 matted stalls, a charming guest room, a full bath, and a two-bedroom suite ideal for visiting riders or staff. A vehicle lift in the barn provides space for on-site equipment maintenance. For the rider, the property features a large 60x120' indoor arena with sand footing and lighting, powered by a leased solar panel array with five inverters in the attached workshop. Outdoor training spaces



include a 175' x 275' arena with new footing, a 48-foot covered round pen, and a 4-horse ProWalk hot walker. Pastures are immaculately maintained, enclosed by safe wood fencing, and laid out for ease of rotation and turnout. Additional accommodations include a caretaker's cottage and barn apartment, both updated for comfort and practicality. The four-bedroom main residence blends casual elegance with warmth, featuring hardwood floors, two gas fireplaces, a great room with brick-surround fireplace, cathedral ceilings, and skylights, a formal dining room with built-ins, crown molding, and designer lighting, and a main-level primary suite with the flexibility to expand. The updated kitchen with island and stainless steel appliances, granite counters, opens to light-filled living spaces, and the unfinished basement with rough-in offers room to grow. The upper level provides three spacious bedrooms, one with an en-suite bath with a soaking jetted tub, a walk-in shower, and a walk-in closet. Outdoor living is elevated by a newly remodeled heated inground pool with fountains, new tile and plaster, a sun deck, and a covered patio surrounded by lush perennial gardens. Additional amenities include a Two-car attached garage with EV charger, an RV garage with 16-foot ceilings, 14-foot doors, and 100-amp service, designed for Class A RVs, large living quarter horse trailers, or future conversion to a gym, basketball court, breeding facility, or stallion station. Every detail of this estate, from the safe fencing to the solar power, from the manicured arenas to the luxurious living quarters, has been crafted for the ease of care and enjoyment of horse and rider alike. With proximity to top equine veterinary hospitals and premier showgrounds, this is a rare opportunity to own one of Montgomery County's finest equestrian properties. Shown by private appointment only.

Built in 1988

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | MDMC2195500 |
| Price          | \$2,200,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 3,695       |
| Acres          | 25.00       |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Colonial    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 10901 Moxley Rd  |
| Subdivision | DAMASCUS OUTSIDE |
| City        | Damascus         |
| County      | MONTGOMERY-MD    |
| State       | MD               |
| Zip Code    | 20872            |

## Amenities

|              |                                                                                                                                                                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | CeilingFan(s), Crown Molding, Entry Lvl BR, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Bathroom - Jetted Tub, Soaking Tub, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Wood Floors, Stall Shower, Bathroom - Walk-In Shower, Built-Ins, Pantry |
| Parking      | Asphalt Driveway, Dirt Driveway, Secure Parking, Unpaved                                                                                                                                                                                                                     |
| # of Garages | 4                                                                                                                                                                                                                                                                            |
| Garages      | Garage Door Opener, Garage - Side Entry, Garage - Front Entry, Inside Access, Oversized, Other                                                                                                                                                                               |
| View         | Garden/Lawn, Panoramic, Pasture, Scenic Vista, Trees/Woods                                                                                                                                                                                                                   |
| Has Pool     | Yes                                                                                                                                                                                                                                                                          |
| Pool         | Pool (In-Ground), Heated, Fenced                                                                                                                                                                                                                                             |

## Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | Floor Plan-Traditional |
|-------------------|------------------------|

|                 |                                                                                                                                                                                  |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Cooktop, Dishwasher, Dryer, Freezer, Icemaker, Oven-Double, Oven-Wall, Refrigerator, Stainless Steel Appliances, Washer, Water Conditioner, Water Heater, Exhaust Fan, Microwave |
| Heating         | Forced Air, Heat Pump(s)                                                                                                                                                         |
| Cooling         | Central A/C, Ceiling Fan(s)                                                                                                                                                      |
| Has Basement    | Yes                                                                                                                                                                              |
| Basement        | Connecting Stairway, Interior Access, Rough Bath Plumb, Unfinished, Windows                                                                                                      |
| Fireplace       | Yes                                                                                                                                                                              |
| # of Fireplaces | 2                                                                                                                                                                                |
| Fireplaces      | Fireplace - Glass Doors, Gas/Propane, Mantel(s), Screen                                                                                                                          |
| # of Stories    | 3                                                                                                                                                                                |
| Stories         | 3                                                                                                                                                                                |

### **Exterior**

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Brick and Siding, Vinyl Siding                                                                                                                   |
| Exterior Features | Extensive Hardscape, Exterior Lighting, Outbuilding Apartment, Secure Storage, Bump-outs, Other, Porch(es), Patio, Fenced-Rear, Pool (In-Ground) |
| Lot Description   | Backs to Trees, Front Yard, Landscaping, No thru street, Partly Wooded, Private, Rear Yard, Secluded, Stream/creek, Trees/Wooded                 |
| Windows           | Casement, Double Pane, Vinyl Clad                                                                                                                |
| Roof              | Shingle                                                                                                                                          |
| Foundation        | Permanent, Other                                                                                                                                 |
| Other Structures  | Barn, Barn/Stable, Riding Ring, Indoor Arena, Guest House, Garage(s), Horse Stable, Tenant House, 2nd Garage, Office/Studio, Shed, Shed Shop     |

### **School Information**

|            |                                  |
|------------|----------------------------------|
| District   | MONTGOMERY COUNTY PUBLIC SCHOOLS |
| Elementary | DAMASCUS                         |
| Middle     | JOHN T. BAKER                    |
| High       | DAMASCUS                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 90                |
| Zoning         | AR                |

### **Listing Details**



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