

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

MLS® #MDMC2192856

\$2,200,000

5 Bedroom, 3.00 Bathroom, 3,695 sqft

Farm 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 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® #	MDMC2192856
Price	\$2,200,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,695
Acres	25.00
Year Built	1988
Type	Farm
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
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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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