

\$595,000 - 7206 Patton Dr, Woodbine

MLS® #MDCR2031336

\$595,000

3 Bedroom, 2.50 Bathroom, 1,984 sqft

Residential on 2.01 Acres

VIRGINIA DARE, Woodbine, MD

Welcome to 7206 Patton Dr - Discover the potential and incredible value in this solid, all-brick 3 bedroom, 2.5 bath rancher set on a picturesque 2-acre corner lot in a sought-after neighborhood. Priced below a recent appraisal, this home offers an exceptional opportunity for savvy buyers looking for space, privacy, and long-term upside. Inside, youâ€™ll find a spacious kitchen, dining room, living room filled with natural light from the bay window, a comfortable family room with a wood stove insert in the fireplace, and large bedrooms. The huge unfinished basement provides endless possibilities for future living space, a workshop, recreation room, or storageâ€”ready for your vision. Major systems have been updated, including a newer HVAC system and hot water heater, offering added peace of mind. Outdoors, enjoy the mature landscaping, expansive yard, and water supply throughout the propertyâ€”ideal for gardening or outdoor projects. The setting provides both tranquility and convenience. While the home needs updating, it presents tremendous potential and instant equity. Sold AS IS. Donâ€™t miss this outstanding opportunity in one of the areaâ€™s most desirable locations! Schedule your tour today!



Built in 1981

Essential Information

MLS® #	MDCR2031336
Price	\$595,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,984
Acres	2.01
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Coming Soon

Community Information

Address	7206 Patton Dr
Subdivision	VIRGINIA DARE
City	Woodbine
County	CARROLL-MD
State	MD
Zip Code	21797

Amenities

Amenities	Tub Shower, Stall Shower, Carpet, Entry Lvl BR, Formal/Separate Dining Room, Master Bath(s), Wd Stove Insrt
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener

Interior

Appliances	Dishwasher, Dryer, Oven/Range-Electric, Refrigerator, Washer
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Deck(s), Porch(es)
Foundation	Block

School Information

District	CARROLL COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	November 14th, 2025
Zoning	AGRIC

Listing Details

Listing Office	Coldwell Banker Realty
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