

COMPASS

Jenn Smira
& CO.

FINE
HOMES

12316 Melling Lane

Meadowbrook at Belair | 4 Bedrooms | 2 Bathrooms | Expansive Backyard



Beautiful Cape Cod with Creek Views in Meadowbrook

Welcome to 12316 Melling Lane in Meadowbrook at Belair, a beautifully maintained Cape Cod offering four bedrooms, two full baths, and a generous fenced backyard designed for everyday living and entertaining. The main level opens to an expansive living and dining area highlighted by updated flooring, a large picture window looking out to the neighborhood creek, and abundant natural light. The layout flows seamlessly into the eat-in kitchen, where sliding doors lead directly to the backyard, perfect for indoor-outdoor living. Just beyond, the converted garage creates a spacious family room ideal for gatherings, movie nights, or relaxing evenings. A dedicated laundry area, two well-sized bedrooms, and a full hall bath complete this level.

Upstairs, you'll find two additional bedrooms and a second full bath, providing flexibility for guests, home office space, or growing households. The large yard offers ample space for entertaining, play, or gardening, while the location provides convenient access to the community amenities including Meadowbrook Park, Bowie Library, Giant, Mom's Organic Market, and major commuter routes. Recent improvements to the home include a new dryer (Dec. 2024), two new windows (2025), new flooring and carpeting throughout the house (2024), new flooring in both bathrooms (2025), plumbing updates in downstairs bathroom (2025), electrical heavy-up (2024), A/C ducts cleaned (2024), new A/C condenser (2024), furnace replacement (2016), new roof (2023), water heater replacement (2019), cedar and cement board siding painted (2020), and more! A wonderful opportunity to enjoy comfort, space, and convenience in a well-established neighborhood.



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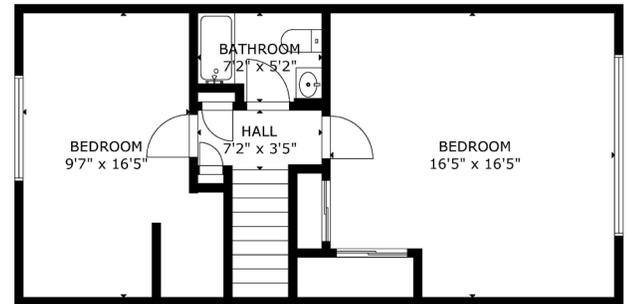
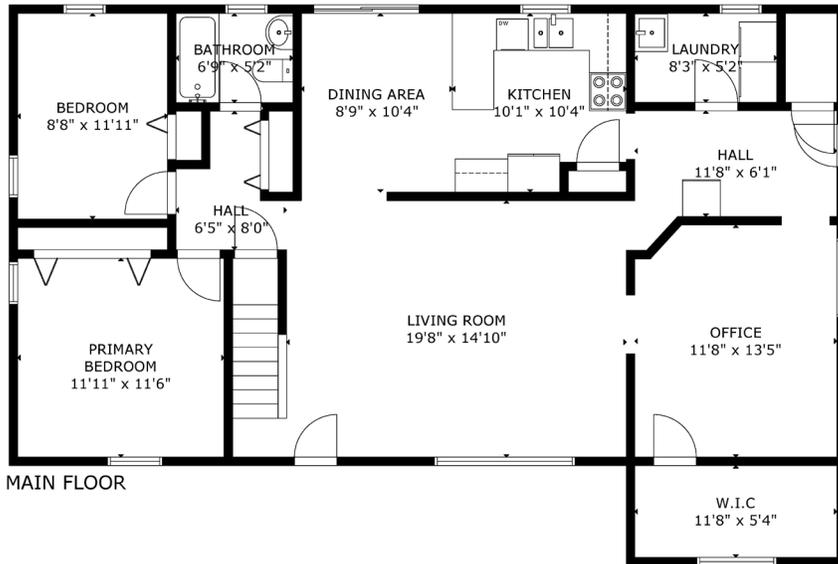


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GROSS INTERNAL AREA
TOTAL: 1,845 sq.ft.
MAIN FLOOR: 1,283 sq.ft. UPPER LEVEL 1: 562 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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