



MANNING SQUARE TOWNS



For more information:

(301) 517-7314

info@carusohomes.com



CARUSOHOMES.COM

MANNING SQUARE TOWNS

ABOUT CARUSO HOMES



Caruso Homes is excited to be building in the Manning Square community! Featuring modern garage townhomes, our award-winning open concept floor plans offer great room for personalization in a family friendly neighborhood.

At the heart of every Caruso Home is our “We Care” attitude. With over 40 years in business, our commitment to exceptional customer service and uncompromising quality is why thousands of buyers call our communities “home.”

[LEARN MORE ABOUT US](#)



MANNING SQUARE TOWNS

FLOOR PLANS

To view features, floor plans and photos, click the VIEW FLOORPLAN button.

PATUXENT



2 CAR GARAGE!

Bedrooms: 3 - 4

Baths: 2.5 - .45

Sq. Ft: 1,982 - 3,3114

Garage: 2

[VIEW FLOORPLAN](#)

MAGOTHY



OPEN FLOORPLAN!

Bedrooms: 3 - 5

Baths: 2.5 - .45

Sq. Ft: 1,783 - 2,992

Garage: 1

[VIEW FLOORPLAN](#)

Many features shown on elevations and floorplans are optional and are not included in the base price. Many available options are not shown. Please ask your Sales Manager for a complete list of available options. Floor plans are updated on a regular basis and homes are constructed from the most current blueprints.

MANNING SQUARE TOWNS

INCLUDED FEATURES

Designer Kitchen

- Granite countertops
- Stainless Steel 25 cu. ft. refrigerator with ice maker**
- Self-cleaning gas range
- Stainless Steel multi-cycle dishwasher**
- Microwave with recirculating fan
- Designer 42" flat panel kitchen cabinets
- Stainless steel sink w/ sprayer faucet
- In-sink-erator 1/3 hp garbage disposal
- LED disc lighting in kitchen, halls, and rec room

Bath/Powder Features

- Quartz vanity tops
- 6X6 Ceramic tile tub/shower surrounds in full bath
- Elongated toilets
- Brushed nickel faucets throughout
- Designer vanity mirrors in full baths
- 6X6 Ceramic floors in full baths
- Brushed nickel lights and hardware

Luxury Features

- Luxury LVP floors in foyer, kitchen, laundry, and powder room
- Solid oak railing w/ white balusters
- 9' ceilings on main & bedroom level
- Ventilated vinyl coated wire shelving systems
- 5 total data, phone or cable outlets
- Wall-to-wall carpeting with 3/8" carpet pad
- Brushed nickel designer light fixtures
- Brushed nickel door hardware
- Shadow white walls & ceiling and semi-gloss white trim
- Two-panel wood smooth doors
- 3 1/4" baseboard trim
- 2 1/4" door casing
- Ring video doorbell

Energy Saving Features

- Vinyl, double pane, thermal insulated, Low E single hung windows w/ tilt lower sash**
- High efficiency natural gas heating and cooling system**
- Programmable thermostat**
- Insulate - energy seal package**
- Energy conserving insulation:
 - R-38 Attic, R-30 overhangs**
 - R-19 Exterior walls**
- 90% High efficiency natural gas heat**
- LG Inverter Heat Pump Water Heater**
- Energy star® rated appliances**
- Warm corners**
- LED light bulbs - all fixtures except candelabras**
- HERS Energy Certification**

Construction Features

- 7/16" OSB exterior sheathing
- Exterior house wrap**
- L/480 flooring system
- Garage door opener w/ two transmitters
- Fire sprinkler system
- Smoke/carbon monoxide detectors
- Smoke detectors in all bedrooms
- 2 hour partywall system with draftstop
- Washer and dryer hook up w/ exterior vent
- Open webbed floor joist system
- 200 amp circuit breaker protected electrical panel
- 2' x 6' Exterior Walls**
- Three piece rough-in for full bath in lower level

Quality Exterior Features

- Low maintenance vinyl siding
- 30 year architectural shingles
- Garage - per plan with solid door
- Vinyl soffit and aluminum fascia
- Concrete lead walk
- Front and rear hose bibs
- Professional landscape package
- Lawn maintenance for front & rear yards *does not include fenced yards

Customer Satisfaction Program

- The Caruso Experience
- Pre-construction, pre-drywall, and pre-settlement orientation and education
- Caruso & 3rd Party quality standards inspections
- 1yr/2yr/10/yr RWC Warranty
- NoviHome Communication & Construction Progress App at your fingertips
- User-friendly automated warranty portal

MANNING SQUARE TOWNS

COMMUNITY SITE PLAN

COMMUNITY ADDRESS:

[16629 Aruba Drive](#)

[Accokeek, MD 20607](#)



MANNING SQUARE

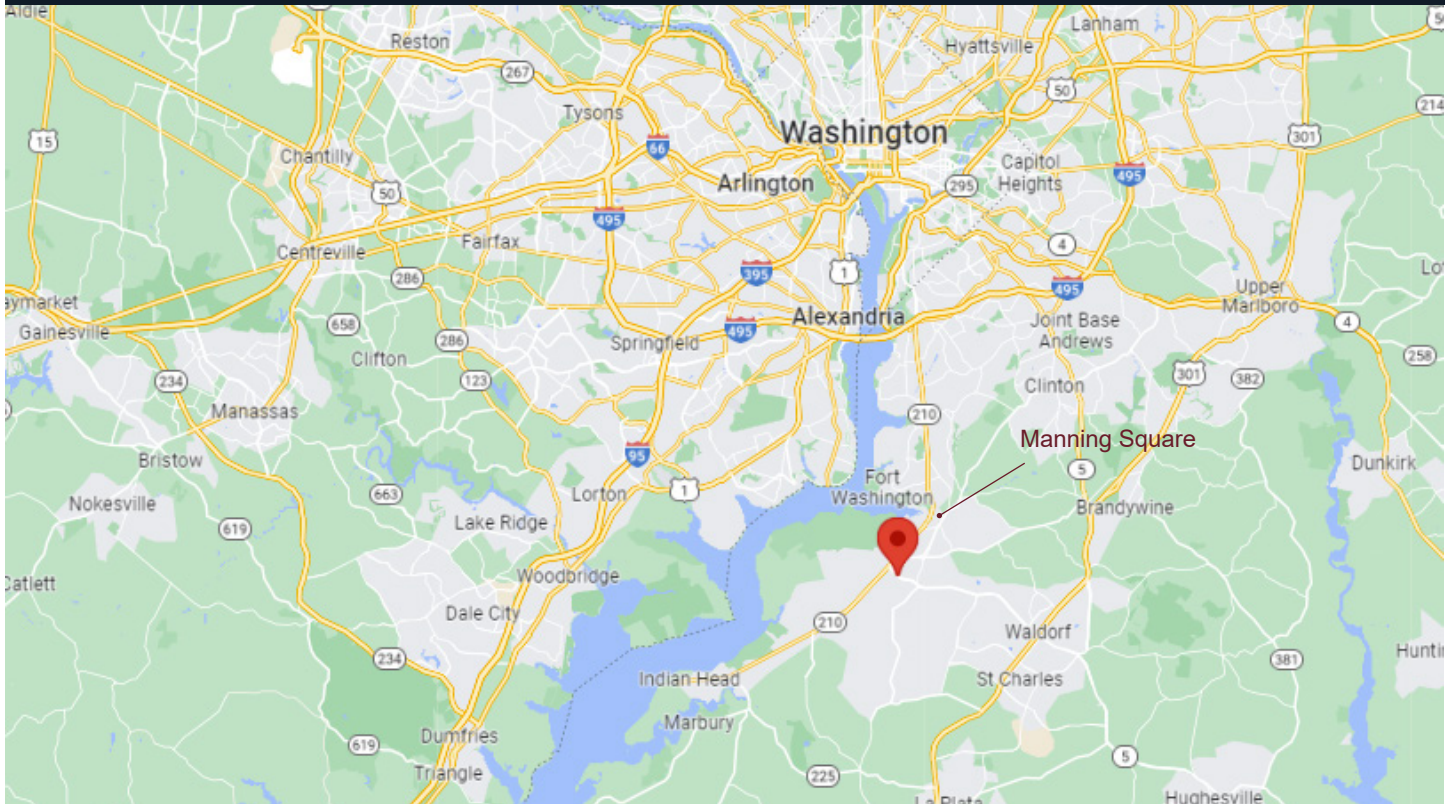
-  Patuxent 2-Car Front Entry
-  Magothy 2-Car Rear Entry
-  Chester Live/Work 2-Car Entry

To access an up-to-date site plan with available home sites, [click here!](#)

[SITE PLAN](#)

MANNING SQUARE TOWNS

ACCOKEEK, MD - AREA INFORMATION



Local Activities & Outdoor Recreation:

- Nearby the Potomac River
- Scenic Piscataway Park with outdoor recreation
- Close to nearby shopping & dining
- Entertainment at the National Harbor
- Multiple Playgrounds
- Several Golf Course in proximity

COMMUNITY ADDRESS:

[16629 Aruba Drive](#)
[Accokeek, MD 20607](#)

- 7 Miles to US 301
- 12 Miles to National Harbor
- 15 Miles to I-95 N
- 22 Miles to Washington, D.C.
- 27 Miles to Six Flags
- 2 Hours to Richmond, VA
- 3 Hours to Ocean City



MANNING SQUARE TOWNS

ACCOKEEK, MD - AREA INFORMATION

Utilities

SMECO	(888) 440-3311
Verizon Fios	(800) 837-4966
Prince George's Public Works	(301) 883-5600
Washington Gas	(703) 750-1000

Public Schools

Accokeek Academy	(301) 203-3200
Gwynn Park High	(301) 372-0140

Private Schools

National Christian Academy	(301) 567-9507
St. Ignatius Loyola Academy	(410) 539-8268
Beddow High School	(301) 292-1968

Colleges & Universities

The George Washington University	(202) 994-1000
Catholic University of America	(202) 319-5000
University of Maryland	(301) 405-1000
Prince Georges Community College	(301) 546-7422

Pet Services

Indian Head Animal Hospital	(301) 292-1150
Anchors Kennel-Grooming & Boarding	(301) 283-2626
Paw Prints Animal Hospital	(301) 885-0263
Inova Alexandria Hospital	(703) 504-3000



Hospitals

MedStar Southern Maryland Hospital	(301) 868-8000
Fort Washington Hospital	(301) 292-7000
Fort Washington Family Medical Center	(301) 292-1590

Shopping

Manokeek Village Center
Potomac Village
Tanger Outlets at National Harbor
National Harbor

HOA

\$187.20 per month
\$1,123 Capital Contribution

Front Foot Benefit

\$1,270.66 Annually

Recreation/Entertainment

National Harbor	
MGM National Harbor	(301) 971-5000
Fort Washington Park	(301) 763-4600
Clearwater Nature Center	(301) 297-4575
Piscataway Park	(301) 763-4600

Amenities

Located near several tranquil parks, three golf courses; National Golf Club, Henson Creek Golf Course, and White Plains Golf Course. Close proximity to National Harbor & Tanger Outlets at National Harbor!

Location

From MD 210, Head southwest on MD-210, Use the left 3 lanes to turn left onto Berry Rd, Turn left onto Manning Rd E, Proceed around Circle, and onto Caribbean Way.

MANNING SQUARE TOWNS

ACCOKEEK, MD - PREFERRED LENDERS

We understand that your home may be the largest investment you will ever make, and we want the process of securing a loan to be as simple and seamless as possible. Our team of professional lenders offer competitive rates and a variety of loan programs to ensure you find the best financing option available to you.

Click the links below to learn more about our lender and start the pre-qualification process.



Jamison Mullen
Mortgage Loan Originator

NMLS ID: 351146

Direct: (443) 852-0519

Fax: jamison@frontdoorhomeloans.com

2120 Baldwin Ave, Suite 001

Crofton, MD 21114

GET PRE-APPROVED

WE LOOK FORWARD TO WELCOMING YOU TO MANNING SQUARE TOWNS



For more information, click the button below
to schedule an appointment.

[CLICK TO SCHEDULE](#)

