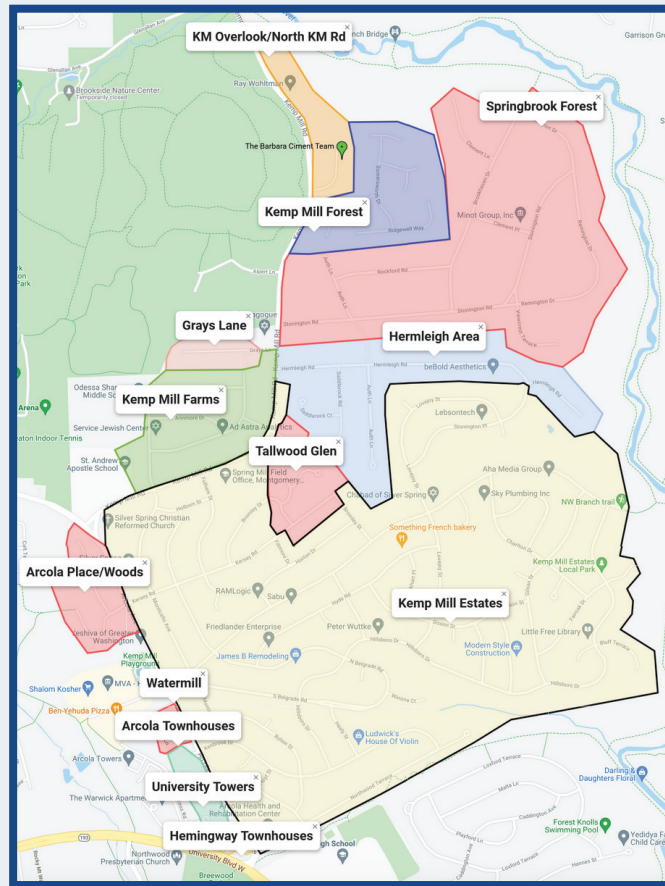


# Guide to Kemp Mill Real Estate

[www.KempMillGuide.com](http://www.KempMillGuide.com)



## Greater Kemp Mill: Featured Map Areas/Subdivisions for Area/Style Report

- KM/Arcola Place/Woods
- Kemp Mill Estates
- Kemp Mill Farms
- Kemp Mill Forest
- KM/Hemingway Court Townhouses
- KM/Hermleigh Area
- KM/Overlook
- North Kemp Mill Rd
- KM/Watermill Lane Townhouses
- KM/Arcola Townhouses
- Springbrook Forest
- KM/Tallwood Glen
- Grays Lane
- University Towers

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## Guide to Greater Kemp Mill Real Estate Information and Resources

This Kemp Mill (KM) Guide has been developed to help prospective buyers and sellers understand the real estate diversity and sales in the "Greater Kemp Mill Area" and how to use the associated website [www.KempMillGuide.com](http://www.KempMillGuide.com)

*Website Provides: Real-time Reports and MLS Searches in "Featured" Areas*

### Real Estate Perspective on Greater Kemp Mill (KM) Area and Featured Areas

The Barbara Ciment Team has had a long and deep association with the Greater Kemp Mill Area having sold over 500 homes and an additional 100 condos. We have followed the development of parts of Greater Kemp Mill by different builders and individuals. In fact, we have advised several builders on what are the favorite features of many buyers in Kemp Mill.

Over the years we reported on sales within certain **Featured Areas - used in our Area/Style Reports**.

Our choice of areas was directly linked to the fact that some were built with different models, styles and price ranges and these distinctions show up in real estate valuations in transactions and in the areas of interest to buyers.

### Greater Kemp Mill: My Featured Map Areas/Subdivisions for Area/Style Report

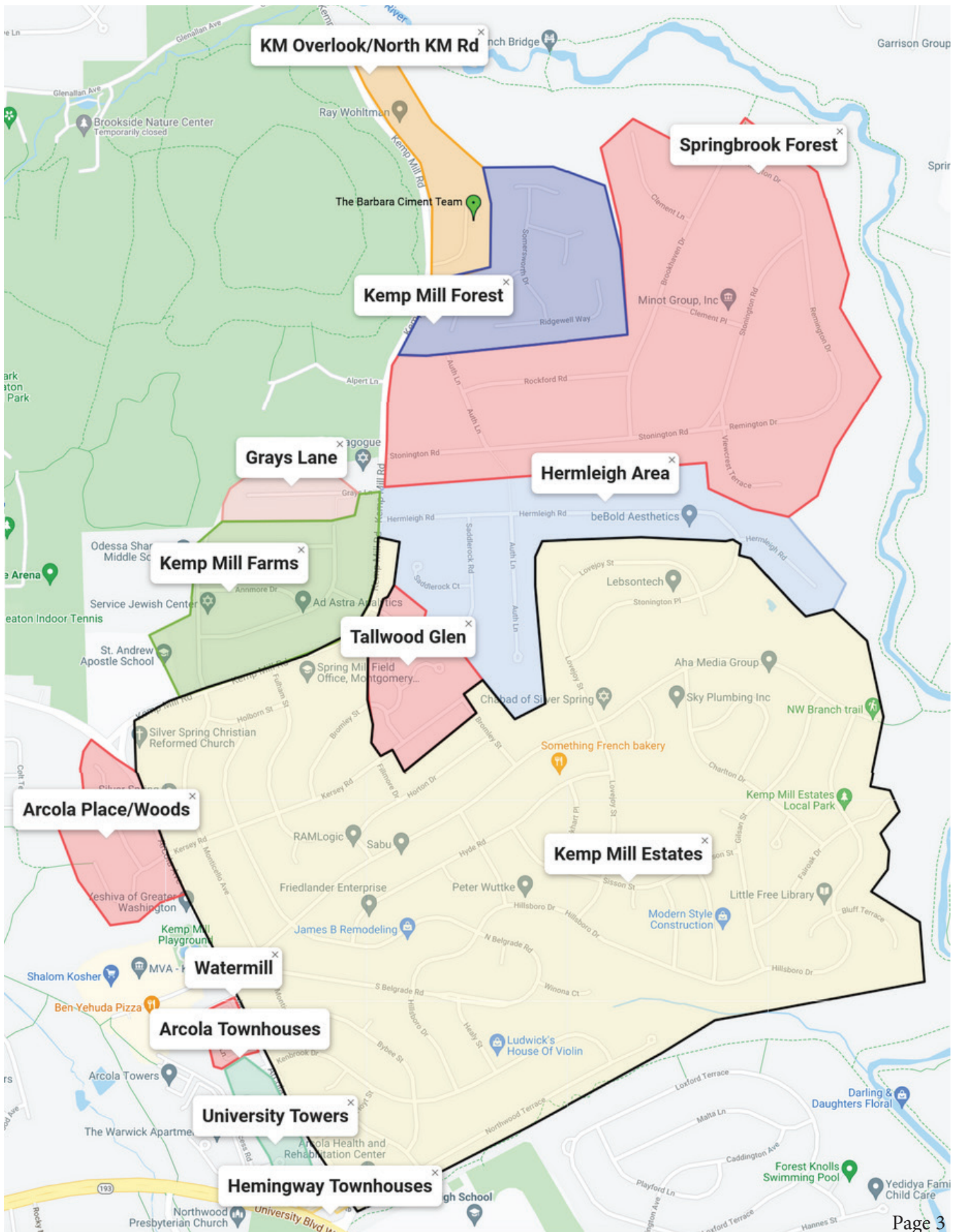
(Also See Map on Facing Page)

- **KM/Arcola Place/Woods** : ~68 homes south of Arcola Ave
- **Kemp Mill Estates** : ~1,280 homes, both sides of Lamberton Dr, bounded by Arcola Ave & KM Rd (mostly built by Greenberg & Kay)
- **Kemp Mill Farms** : ~110 homes: North and West of Kemp Mill Road (multiple builders including, Manny Holtz, Seidel, ...)
- **Kemp Mill Forest** : ~110 Stanley Martin homes , including 15 Townhouses
- **KM/Hemingway Court Townhouses** : ~13 Units
- **KM/Hermleigh Area** : ~111 Homes on Hermleigh, Saddlerock Rd/Ct and Auth Lane
- **KM/Overlook** : (5 Design Tech Homes)/ North Kemp Mill Rd : (10 homes, multiple builders)
- **KM/Watermill Lane Townhouses** : ~30 Units, Called Stonington Woods by Builder – Robert Luckett & Assoc
- **KM/Arcola Townhouses** : 6 units, Called Arcola Oaks by Builder Roderick Guthrie)
- **Springbrook Forest** : ~108 homes: Access through Stonington Rd/Viewcrest Ter. (Multiple builders and newer custom homes)
- **KM/Tallwood Glen** : ~50 Stanley Halle homes in the Yeatman Terrace/Court/Farm Area (Parts of Bromley / Kersey Streets)
- **Grays Lane** : An unpaved road opens to 8 residential home sites bordering Wheaton Regional Park, a wide range of custom homes
- **University Towers** : 1111/1121 University Blvd W: ~522 condo units

**In PDF Version Click here [View Current Area/Style Report](#)**

**or see Example Page 4**

## Featured Map Areas/Subdivisions for Area/Style Report



## Kemp Mill Area/Style Report for Full Year 2021

Featured Area	Style	# Homes	Average Price	Avg. DOM
<b>Kemp Mill Estates</b> 1,280 homes on both sides of Lambertson Drive, bounded by Arcola Avenue and Kemp Mill Rd	Bedford Colonial	2	\$660,750	16
	Colonial	1	\$521,502	11
	Rambler	6	\$575,571	12
	Split Foyer	9	\$523,785	12
	Split Level	25	\$575,488	9
	Total	43	\$567,388	10
<b>Kemp Mill Farms</b> 110 homes: North and West of Kemp Mill Road	Colonial	1	\$750,000	4
	Rambler	1	\$700,000	0
	Total	2	\$725,000	2
<b>Kemp Mill Forest</b> 110 Stanley Martin homes	Colonial	3	\$849,333	16
	Split Level	1	\$770,000	9
	Townhouse	1	\$500,000	6
	Total	5	\$763,600	12
<b>KM/Arcola Place/Woods</b>	Colonial	2	\$713,750	3
<b>KM/Hemingway Townhouse</b> 13 Townhomes	Townhouse	1	\$425,000	6
<b>KM/Hermleigh Area</b> Homes on Hermleigh and access streets: Auth Lane and Saddlerock/Court	Colonial	1	\$710,000	7
<b>KM/Tallwood Glen</b> ~50 Stanley Halle homes in the Yeatman Farm Area	Colonial	4	\$917,000	6
<b>KM/Watermill Townhouse</b> 30 Townhomes	Colonial	1	\$525,000	3
	Townhouse	1	\$537,250	7
	Total	2	\$531,125	5
<b>Springbrook Forest</b> ~108 homes: Access thru Stonington Rd/(+15 homes in Viewcrest Ter)	Cape Cod	2	\$807,500	0
	Colonial	1	\$1,365,000	79
	Contemporary	1	\$1,028,000	7
	Rambler	1	\$1,000,000	112
	Split Level	1	\$715,000	13
	Total	6	\$953,833	35
<b>University Towers</b> 522 Condo Units in 1111 and 1121	Condo 1BR	12	\$136,025	13
	Condo 2BR	14	\$170,798	14
	Condo Efficiency	4	\$88,000	10
	Total	30	\$145,849	13



Screenshot from [www.KempMillGuide.com](http://www.KempMillGuide.com)



# Guide to Greater Kemp Mill Real Estate Information & Resources

On the Kemp Mill (KM) Guide website [www.KempMillGuide.com](http://www.KempMillGuide.com)

you will find: **Current Listings and Recent Sales by Map of Area, ...  
Area/Style Reports and More**

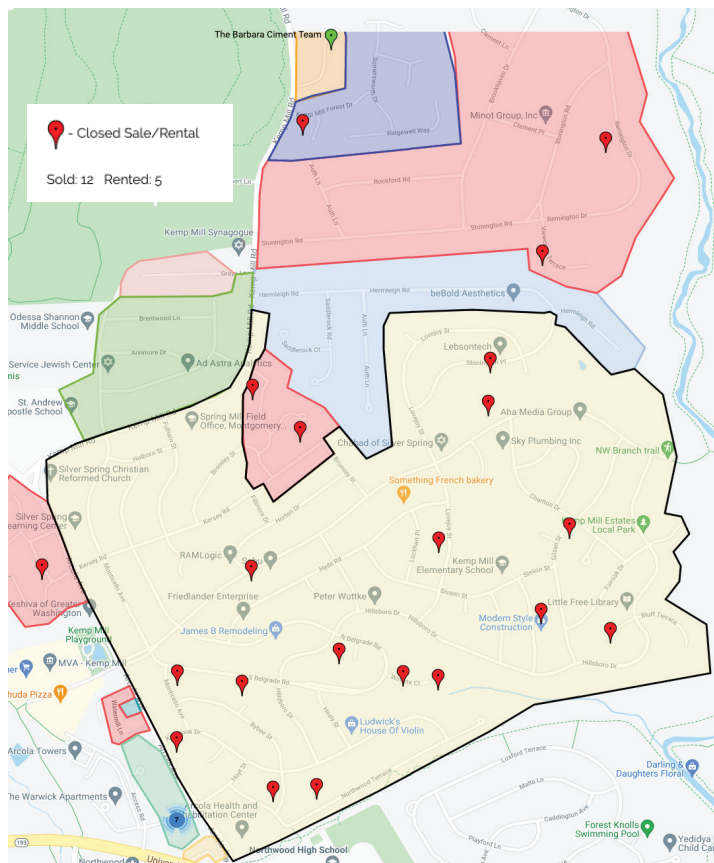
This Website Provides Access to Full MLS information on Active Listings and, hard to find, Recent Sales Based on these Greater Kemp Mill Featured Areas.

**All with One-Click Access to Real-time MLS Data, Visual Tours, Tax Data, ...**

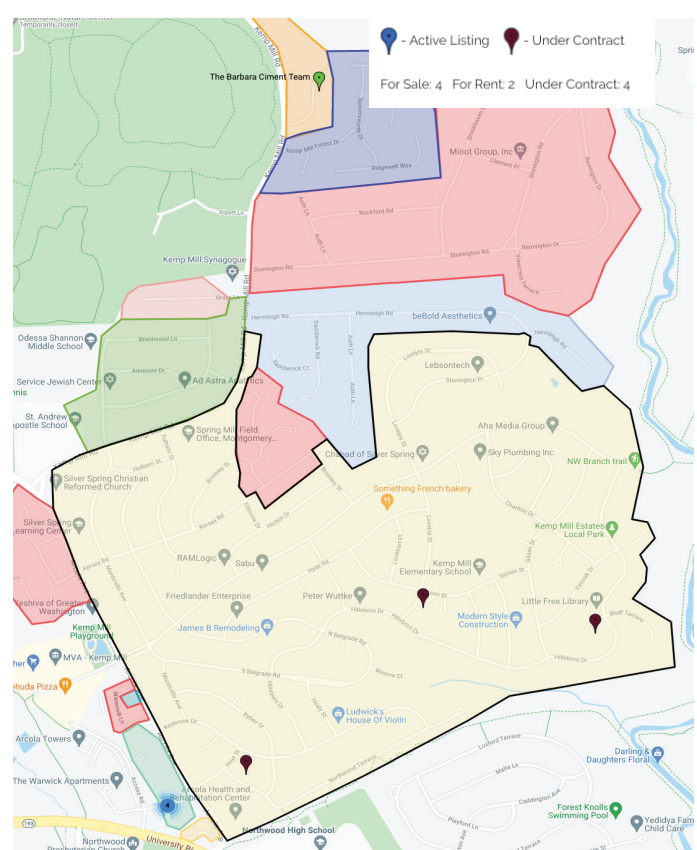
**No Login Required**

Examples screenshots below

## Greater Kemp Mill Sales Past 90 Days



## Greater Kemp Mill Sales Active & Under Contract





## Selected Links (On Website and in PDF Version)

### Kemp Mill Shops, Services, Organizations and Nearby Amenities

- [Barbara Ciment, Realtor®](#)
- [Ben Yehuda Pizza](#)
- [Bright Star Nails](#)
- [Chabad of Silver Spring](#)
- [COSTCO Wholesale Wheaton](#)
- [CVS](#)
- [Holy Chow](#)
- [Kemp Mill Beer and Wine](#)
- [Kemp Mill Civic Association](#)
- [Kemp Mill Guide -PDF Download](#)
- [Kemp Mill Optical Center](#)
- [Kemp Mill Shopping Center](#)
- [Kemp Mill Synagogue](#)
- [Kemp Mill Urban Park](#)
- [Kemp Mill Village](#)
- [MD MVA KEMP MILL](#)
- [Norma's Hair Design](#)
- [Nova Europa Restaurant](#)
- [Ohr HaTorah](#)
- [Saint Andrew Apostle Catholic Church](#)
- [Silver Spring Christian Reformed Church](#)
- [Silver Spring Jewish Center](#)
- [Sun Trust Bank](#)
- [The Kosher Pastry Oven](#)
- [The Shalom Kosher Supermarket](#)
- [Westfield Wheaton](#)
- [What is Kemp Mill?](#)
- [Wheaton Library and Recreation Center](#)
- [Young Israel Shomrai Emunah](#)



- For Names of Recommended Mortgage Brokers, Home Inspectors, Settlement Attorneys, Contractors and other Real Estate Professionals,... or,

### For A Free Market Analysis ... Contact

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# The Barbara Ciment Team 'Your Home Team'

**Barbara Ciment**, Realtor®, Associate Broker

**Judi Yehudit Shields**, Realtor®, Co-Team Leader

**Mel Ciment**, Realtor®, Business Manager

**Brooke Charner**, Realtor®

**Emily Lurie**, Realtor®



**Barbara Ciment**



**Judi Shields**



**Brooke Charner**



**Emily Lurie**

## The Barbara Ciment Team

*of Long and Foster Real Estate*

**For Help Selling or Buying Your Next Home  
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- Real estate technologies to support you
- Extensive professional contacts to solve problems

We are happy to sponsor this Kemp Mill Guide to Real Estate. We hope it helps to inform your housing decisions in the Greater Kemp Mill Area.

Sincerely,

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*Judi Taragin Shields*

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