

\$1,800,000 - 13531 Julia Manor Way, West Friendship

MLS® #MDHW2058338

\$1,800,000

6 Bedroom, 4.50 Bathroom, 6,750 sqft
Residential on 1.28 Acres

PADDOCKS EAST, West Friendship, MD

Welcome to 13531 Julia Manor Way, an exquisite Pulte Compton model nestled in West Friendship. Offering more than 8,100 square feet of luxurious living space, this residence is thoughtfully designed with high-end details, modern upgrades, and serene surroundings that back to preserved land and a tranquil creek. The exterior showcases three sides of brick, a private tree-fringed rear lawn, a low-maintenance composite deck, brick paver drive and patio, and an epoxy-finished garage floor. Three sides of brick and a charming, bordered paver walk lead to a stone front porch and into the impressive foyer, flanked by a formal dining room and study. The dining room features box molding, engaged columns, and a pivot door to the kitchen, while the study is enhanced by French doors, a coffered ceiling, and a large picture window. The heart of the home is the main level kitchen, a chef's dream with vaulted ceilings, wrap-around island, upgraded quartz countertops, designer backsplash, professional stainless-steel appliances, six-burner gas cooking, wall ovens, and a walk-in pantry. A breakfast room with atrium access to the deck and a planning station add both function and style. The kitchen flows seamlessly to the family room with a gas fireplace and built-ins, as well as the soaring two-story great room where a chandelier, crown moldings, and over-mantle detail create a striking centerpiece. Two primary suites offer the ultimate in



comfort, flexibility and privacy, with one located on the main level featuring French door entry, bay window bump-out, and plush upgraded carpet. The upper-level primary suite impresses with tray ceilings, decorative moldings, and a sun-filled picture window. Additional ensuite bedrooms include a private bath for Bedroom 3 and a shared Jack & Jill bath for Bedrooms 4 and 5, all with upgraded carpeting. A sixth ensuite bedroom on the lower level offers additional lifestyle options with an attached dual-entry bath and a theater room option.

The fully finished, walk-out lower level is designed for entertainment and extended living. A second kitchen with breakfast bar, stainless appliances, and dining area complements the expansive recreation room with billiards space and walk-out access to a covered rear patio and lush green lawn. Abundant storage is provided by an oversized walk-in closet, while the walk-out slider door opens to a private tree-fringed rear lawn and beautiful setting.

Recent upgrades ensure modern comfort, including a new constant pressure water system and conditioner (2025), reverse osmosis drinking water system (2025), LVP flooring (2024), LED recessed lighting (2024), new upper-level carpet (2024), a 30-year architectural roof (2020), and a residential elevator added in 2019. Natural gas services the heating, cooking, fireplaces, dryer, and hot water, ensuring efficiency throughout.

This remarkable estate combines timeless architectural detail with lifestyle options and amenities galore, all in a private yet convenient West Friendship location.

Built in 2005

Essential Information

MLS® #

MDHW2058338

Price	\$1,800,000
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	6,750
Acres	1.28
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	13531 Julia Manor Way
Subdivision	PADDOCKS EAST
City	West Friendship
County	HOWARD-MD
State	MD
Zip Code	21794

Amenities

Amenities	Built-Ins, Entry Lvl BR, Master Bath(s), Wood Floors, Upgraded Countertops, Elevator, Bar, Soaking Tub, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Crown Molding, Formal/Separate Dining Room, Pantry, Recessed Lighting, Walk-in Closet(s), Water Treat System, Wet Bar/Bar, Washer/Dryer Hookup
Utilities	Cable TV Available, Under Ground
Parking	Paved Driveway, Brick Driveway
# of Garages	3
Garages	Garage Door Opener, Garage - Side Entry
View	Garden/Lawn, Scenic Vista, Trees/Woods
HOA Amenities	Common Grounds

Interior

Interior Features	Floor Plan-Open
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Oven-Double
Heating	Forced Air
Cooling	Central A/C

Has Basement	Yes
Basement	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Fireplace - Glass Doors, Mantel(s), Double Sided, Gas/Propane, Heatilator
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Extensive Hardscape, Bump-outs, Sidewalks, Porch(es), Patio, Deck(s)
Lot Description	Front Yard, Landscaping, No thru street, Lot Premium, Private, Rear Yard, SideYard(s), Backs to Trees
Windows	Bay/Bow, Double Pane, Palladian, Screens, Double Hung, Insulated, Vinyl Clad
Roof	Shingle
Foundation	Other

School Information

District	HOWARD COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 18th, 2025
Days on Market	61
Zoning	RRDEO

Listing Details

Listing Office	Northrop Realty
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