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CHRISTIE'S  
INTERNATIONAL REAL ESTATE



448 GARRISON FOREST ROAD  
GARRISON FOREST

# 448 GARRISON FOREST ROAD

## Garrison Forest

Majestically sited on over eight acres of beautifully manicured and wooded grounds with soaring specimen trees throughout, 448 Garrison Forest Road enjoys a peaceful setting in a highly convenient locale. Built in 1900, this magnificent, gabled estate home features a deep, wraparound porch leading up from the circular brick walkway, through a double glazed entry door with sidelights and wrought-iron grillwork, and into the breathtaking Great Hall. 12 foot ceilings add to the grandeur of the main entry as it leads to a beautiful sweetheart staircase with arched casements and French doors on each side accenting the space.

A set of French doors opens to the spacious Living Room with fireplace awash with natural light from seven sets of French doors, each with leaded transoms above. Symmetrically designed to the Living Room across the Foyer, the banquet size Dining Room also boasts a fireplace and seven sets of French doors leading to the front porch. French doors lead from the Living Room leads to the long Sun Room, which opens to a porte-cochere just outside. Two sets of French doors open to the adjoining handsome Study with attached Wet Bar in the pages to the Foyer.

The nearby custom, gourmet, eat-in Kitchen boasts solid wood cabinetry, granite counters and professional grade appliances, abundant prep space, accented with a walnut island. Light abounds through this expansive space as it flows to the attached Family Room with fireplace. French doors lead into a large adjacent Play Room as well as an Office with a charmingly positioned corner fireplace and custom built-in desks and cabinetry. From this space, access leads to a Mud Room, back staircase and 3-car Garage. From the Mud Room, a private staircase leads to a fabulous guest apartment with a Living Room, Dining Room, Kitchen, Bedroom and Bath.

Striking grand archways with fluted columns line the Second Story overlooking the dual staircase, lit by a 14-light crystal chandelier as well as four sets of French doors. An adjacent Palladian archway leads to the mahogany paneled Library with built-in shelving and cabinetry and an inviting fireplace. The light and ethereal Master Bedroom Suite enjoys five sets of French doors with transoms, allowing light to dance throughout the space. A marble spa Bath, second attached Bath, and Dressing Room complete this Suite. A second private Bedroom suite with Sitting Room can also be found on this level as well as three additional Bedrooms, two Baths and a Laundry Room. The Third Floor boasts two more Bedrooms, a Study with extensive built-in shelving and cabinetry, Bath and Exercise Room.

The tremendous wraparound porch provides access to the Pool and Tennis Courts as well as the extensive sweeping lawns and gardens. Classically built with irreplaceable architectural finishes both inside and out, 448 Garrison Forest Road is a Baltimore gem!

















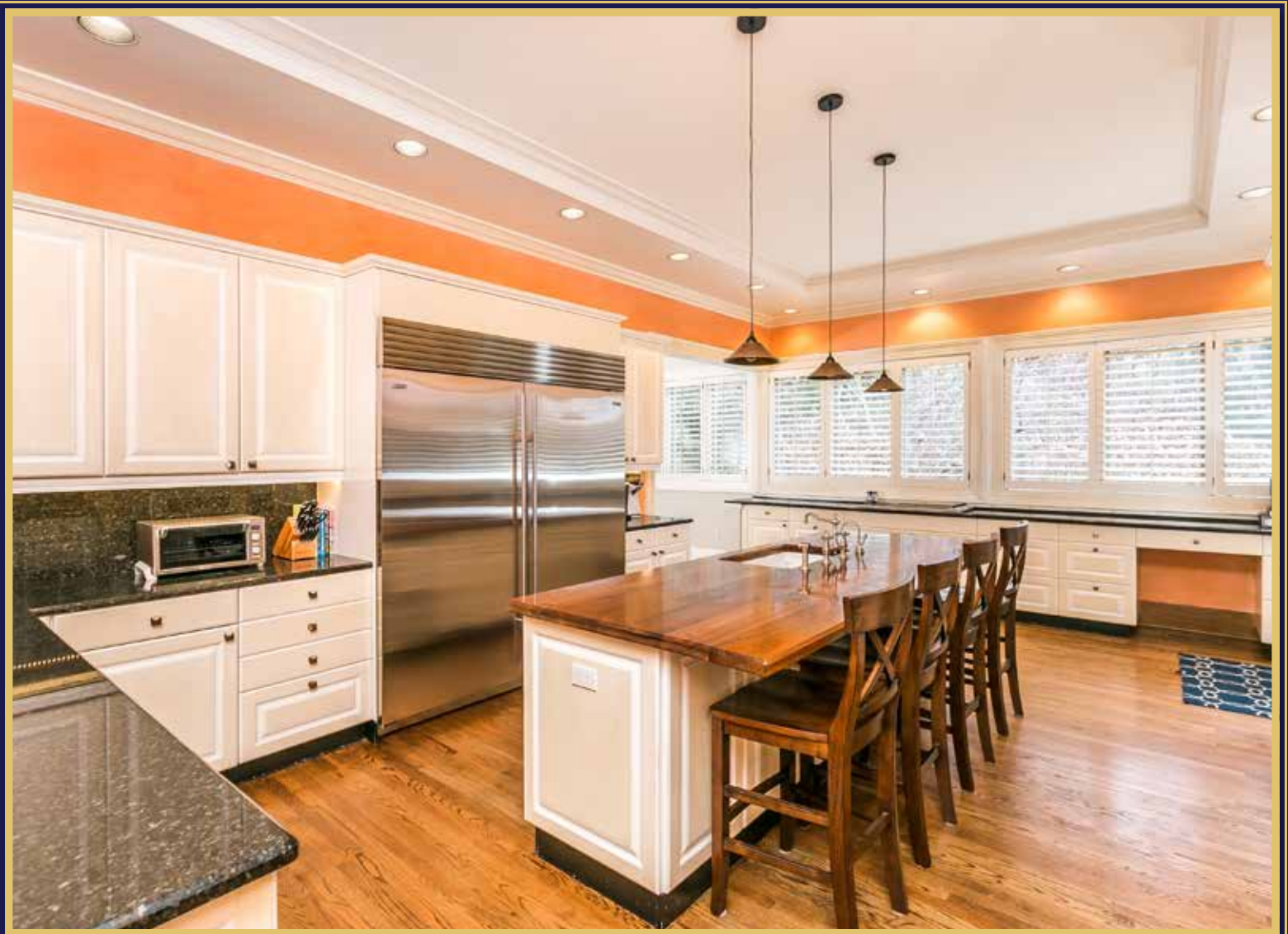






































IN-LAW/AU-PAIR SUITE













# FEATURES



## MAIN LEVEL

- Ceiling Height 12'0"

### GREAT HALL

34'5" X 15'5"

- Double glazed entry doors w/sidelights, transoms & wrought-iron grill-work
- Perfect symmetry w/staircase rising from the center
- Heart pine flooring
- Coffered ceiling trimmed w/crown molding
- Open double hardwood staircase w/hardwood handrails, turned & carved spindles, paneled under-carriage, sisal carpet runner & surrounding banister overlook from above
- Paneled 5-foot wainscot
- Two matching architectural cased archways w/fluted columns to Sun Room passage & Kitchen
- Two matching architectural cased portals w/fluted pilasters to Library passage & Family Room
- Two sets of French doors to back porch flanking paneled exit door w/beveled glass window
- Under-stair closet
- Recessed lighting
- Six modern wall sconce lights w/shades
- Two matching wide architectural cased portals to Living Room & Dining Room each w/French doors & sidelights, fluted pilasters

### LIVING ROOM

29'6" X 17'6"

- Wall-to-wall carpeting over heart pine flooring
- Wood burning fireplace w/Neo-classical mantel, marble surround & hearth
- Wide bay window w/4 sets of French doors w/leaded glass transoms to front porch
- Three additional sets of French doors- 2 sets to Sun Room; 1 set to front porch
- Built-up crown molding w/egg & dart detail
- Paneled 5-foot wainscot
- Recessed lighting
- Two sets of built-in bookcases flanking French doors to Sun Room passage

### DINING ROOM

29'6" X 17'6"

- Wall-to-wall carpeting over heart pine flooring
- Wood burning fireplace w/Neo-classical mantel, marble surround & hearth
- Wide bay window w/4 sets of French doors w/leaded glass transoms to front porch
- Three additional sets of French doors to front porch
- Built-up crown molding w/egg & dart detail
- Paneled 5-foot wainscot
- Recessed lighting
- Two glazed swinging doors to Kitchen

### SUN ROOM PASSAGE

- Architectural cased archway from Foyer



- Heart pine flooring
- Elevator stop
- Built-up crown molding
- Paneled wainscot
- Closet
- French doors to Living Room & Study
- Access to Sun Room

#### SUN ROOM 50'0" X 11'6"

- Ceramic tile floor
- Three walls of glass w/3 exit doors, classic columns & architectural detail
- Beaded boars ceiling
- Arched niche w/stone fountain
- Three ceiling fans
- Electric baseboard heat

#### STUDY 18'8" X 14'9"

- Wall-to-wall sisal carpeting
- Box bay w/double window & plantation blinds
- Two sets of French doors w/leaded glass transoms & plantation blinds to Sun Room
- Built-up crown molding w/egg & dart detail
- Paneled wainscot
- Wall panel moldings
- Recessed lighting
- Brass 8-light chandelier
- Glazed door to Library passage to Foyer

#### STUDY PASSAGE

- Heart pine flooring
- Wet bar in illuminated mirrored alcove w/marble top, glass shelving & copper undermount prep sink
- Closet w/cherry wine rack & base cabinet w/granite decanting shelf
- Recessed lighting
- Architectural cased portal to Foyer
- Access to Formal Powder Room

#### FORMAL POWDER ROOM

- Marble floor
- Mirror top dressing table w/custom skirt & ceiling height plate glass mirror
- Architectural wood partition w/door to water closet w/ marble top vanity
- French door window w/leaded glass transom & custom window treatment
- Crown molding
- Wall sconce lighting

#### KITCHEN 41'6" X 15'4"

- Hardwood flooring
- Raised panel wood cabinetry in antique white finish

including island/breakfast bar, peninsula, butler's pantry area, glass-door cabinets, pantry cabinet, planning desk, 42" wall cabinets, pull-out trays, pot-pan drawers, pull-out trash/recycle bins & matching crown trim

- Granite counters
- Walnut counter on island
- SubZero side-by-side stainless steel full-sized refrigerator & freezer
- Viking Professional 6-burner induction cooktop w/downdraft vent
- KitchenAid stainless steel thermal/convection double wall oven
- GE Monogram stainless steel built-in microwave
- KitchenAid stainless steel icemaker
- Maytag stainless steel 2-drawer dishwasher
- Jenn-Air trash compactor
- Kohler undermount double sink w/disposer & instant hot water dispenser
- Additional undermount sink w/Insinkerator disposer in butler's pantry area
- Full-width wall of windows w/plantation shutters
- Glazed exit door to porch at pool area
- Crown molding
- Recessed lighting
- Under cabinet lighting
- Three copper pendant lights above island
- Cased archway to Great Hall
- Open flow to Family Room
- Open flow to Play Room

#### PLAY ROOM 21'0" X 15'5"

- Wall to wall carpeting
- Two walls of windows w/plantation shutters
- Crown molding
- Walk-in closet
- Additional closet w/built-in TV niche above
- Recessed lighting
- Two drum pendant lights
- French doors w/transoms to Family Room

#### FAMILY ROOM 28'5" X 24'4"

- Hardwood flooring
- Wood burning fireplace on raised slate hearth w/Colonial mantel
- Built-in entertainment center
- Two windows
- Glazed door to back porch
- Crown molding
- Recessed lighting
- Access to Powder Room w/marble floor, pedestal sink, window, crown molding, recessed lighting & access to Mud Room
- Cased portal to Great Hall

- French doors to Home Office

#### OFFICE 12'2" X 11'8"

- Hardwood flooring
- Corner-positioned fireplace w/Colonial mantel, brick surround & stone tile hearth
- Custom built-in cabinetry including 2 desks, bookcases, base cabinets & file drawers
- Window w/plantation shutter
- Crown molding
- Recessed lighting
- Back staircase to 2nd Floor
- Staircase to Basement
- Access to Mud Room

#### MUDROOM 18'0" X 9'3"

- Hardwood flooring w/ceramic tile floor at sunken entry area
- Paneled & glazed entry door w/transom & sidelights
- Double window
- Crown molding
- Built-in footwear shelving
- Closet
- Brass & beveled glass pendant light
- Halogen track lighting
- Two wall sconce uplights
- Open carpeted staircase to Apartment
- Access to Powder Room
- Access to Garage

#### GARAGE

- Three-car
- Finished
- Automatic door openers
- Three storage closets
- Utility closet w/HVAC & water heater for apartment
- Exit door

## SECOND FLOOR

- Ceiling Height 10'3"

#### HALL 27'6" X 25'3"

- Landing for dual main staircase w/wraparound banister overlook including 2 curved balconies & row of architectural, cased archways w/fluted columns
- Heart pine flooring
- Four sets of French door windows w/transoms & custom Roman shades
- Built-up crown molding w/egg & dart and sea shell details
- Crystal 14-light chandelier above staircase
- Six brass double wall sconce lights w/shades
- Two matching bracketed portals w/fluted pilasters to master Suite & Bedroom #3

- Elevator stop in Master Bedroom passage
- Access to Laundry Room in Bedroom #3 passage
- Bracketed portal to vestibule w/open carpeted staircase to 3rd Floor
- Bracketed portal to Back Hall
- Architectural cased Palladian archway w/fluted columns to 2nd Floor Library

#### LIBRARY 16'0" X 15'6"

- Heart pine flooring
- Completely paneled in mahogany including built-up crown molding, trim & casework
- Gas fireplace w/Colonial mantel flanked by built-in arched bookcases w/base cabinets
- Opposite wall of matching built-in arched bookcases w/base cabinets & TV cabinet
- Double window w/custom shades
- Recessed lighting

#### MASTER SUITE

#### BEDROOM 25'2" X 15'8"

- Wall-to-wall carpeting
- Five sets of French door windows w/transoms, pleated shades (custom drapery treatments excluded)
- Built-up crown molding
- Wall panel moldings
- Recessed lighting

#### MASTER BATH #1

- Marble floor w/inlaid borders & accent tiles
- Extra-wide vanity w/marble top, Kohler undermount sink, large framed mirror & wall sconce lighting w/shades
- Jetted soaking tub in paneled platform w/marble top, hand held shower & marble wall w/mosaic border
- Glass enclosed steam shower w/marble walls & mosaic border (continuation of tub wall), built-in bench, additional shower & recessed light
- Two sets of French door windows w/transoms & pleated shades
- Built-up crown molding
- Recessed lighting
- Double doors to large custom fitted walk-in closet w/wall-to-wall carpeting & crown molding
- Additional access from Hall

#### DRESSING ROOM 15'7" X 8'2"

- Vestibule entry w/walk-in closet
- Wall-to-wall carpeting
- Three sets of French door windows w/transoms & plantation blinds
- Wide cased portal to large custom fitted closet walk-in closet
- Framed plate glass dressing mirror
- Recessed lighting

- Access to Master Bath #2

#### MASTER BATH #2

- Ceramic tile floor, accent walls & shower stall
- Wide vanity w/granite top, undermount sink, 3-way plate glass mirror, mirrored bulkhead & bulkhead lighting
- Shower stall w/body sprays, built-in bench & shelf, recessed light & glass door
- Illuminated display shelf
- Two plate glass mirrored walls- 1 w/concealed linen closet
- Window w/plantation blind
- Exhaust fan

#### BEDROOM #2 SUITE

- Private hall entry w/wall of floor length built-in bookcases & ceiling light

#### SITTING ROOM 15'8" X 11'0"

- Heart pine flooring
- Custom built-in bookcases w/base cabinets
- Two sets of French door windows w/transoms, pleated shades & custom drapery treatments
- Built-up crown molding
- Wall panel moldings
- Recessed lighting

#### BEDROOM 18'5" X 15'5"

- Wall-to-wall carpeting
- Four sets of French door windows w/transoms, pleated shades & custom Roman valences
- Built-up crown molding
- Wall panel moldings
- Two custom fitted closets
- Drum pendant light
- Vestibule to private Bath w/ceramic tile floor, 2 linen closets & pocket door to Bath

#### BATH

- Ceramic tile floor, tub apron & tub surround to ceiling w/decorative border
- Full-width vanity w/solid surface top & seamless sink, ceramic tile backsplash, framed mirror & double wall sconce lighting w/shades
- Soaking tub/shower combination
- Medicine cabinet
- Built-up crown molding
- Recessed lighting

#### BEDROOM #3 18'4" X 15'9"

- Wall-to-wall carpeting
- Two sets of French door windows w/transoms & custom balloon shades

- Additional window w/custom balloon shade
- Crown molding
- Custom fitted double closet
- Drum pendant light
- Recessed lighting
- Private Bath

#### BATH

- Ceramic tile floor & vanity top
- Cherry vanity w/plate glass mirror & overhead lighting
- Shower stall w/glass doors
- Window w/plantation blind
- Recessed lighting
- Exhaust fan

#### LAUNDRY ROOM 11'7" X 9'6"

- Ceramic tile floor
- Laminate wall & base cabinets w/laminate counter
- Stainless steel sink
- GE stacked washer & dryer
- Open linen shelving
- Fluorescent lighting

#### BACK HALL

- Bracketed portal to Back Hall
- Heart pine flooring
- Four windows w/custom Roman shades
- Built-up crown molding
- Open back staircase to Main Level
- Open carpeted back staircase to 3rd Floor
- Closet
- Recessed lighting
- Access to Bedroom #4 & Bedroom #5

#### BEDROOM #4 19'6" X 13'9"

- Wall-to-wall carpeting
- Fireplace w/Colonial mantel, ceramic tile surround & hearth
- Double window w/plantation blinds
- Built-up crown molding
- Custom fitted closet
- Additional closet w/pass-through access to Bedroom #5
- Two wall sconce lights
- Ceiling fan w/lighting
- Private Bath

#### BATH

- Ceramic tile floor & tub surround to ceiling
- Vanity w/framed mirror medicine cabinet & overhead lighting
- Tub/shower combination w/glass doors
- Recessed lighting
- Exhaust fan



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**BEDROOM #5** 19'6" X 11'2"

- Wall-to-wall carpeting
- Two double windows w/plantation blinds
- Built-up crown molding
- Closet w/pass-through access to Bedroom #4
- Ceiling light

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**THIRD FLOOR**

- Ceiling Height 9'0"

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**HALL**

- Carpeted open staircase w/banister overlook
- Recessed lighting
- Walk-in linen closet
- Access to Passage to Exercise Room & storage/utility rooms

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**BEDROOM #6** 16'7" X 13'6"

- Vestibule entry
- Wall-to-wall sisal carpeting
- Double window & additional window in dormer recess w/custom valences & shades
- Two large closets

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**BEDROOM #7** 21'2" X 14'5"

- Wall-to-wall carpeting
- Custom built-in bookcases in faux finish
- Double window w/custom shades
- Open pine staircase to 2nd Floor w/additional window w/custom valence
- Recessed lighting
- Pendant light w/cut glass globe
- Open flow to Study

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**STUDY** 18'7" X 10'2"

- Wall-to-wall carpeting
- Extensive custom built-in cabinetry in faux finish including large desk, bookcases & base cabinets
- Double window & additional window
- Closet
- Recessed lighting

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**HALL BATH**

- Ceramic tile floor & tub surround to ceiling
- Vanity w/plate glass mirror & overhead lighting
- Tub/shower combination w/glass doors
- Window
- Recessed lighting
- Exhaust fan

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**PASSAGE**

- Wall-to-wall carpeting
- Wide dormer recess w/double window
- Four closets

- Closet w/elevator mechanicals
- Four large storage/utility rooms w/windows- 2 with w/HVAC units
- Access to Exercise Room

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**EXERCISE ROOM**

- Wall-to-wall carpeting
- Full-width wall of plate glass mirrors
- Window in dormer recess w/carpeted window seat/platform
- Closet
- Four wall sconce lights w/shades
- Double pendant light w/glass shades

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**BASEMENT**

- Unfinished
- Several storage & utility rooms partitioned w/stone walls
- Carrier HVAC w/oil-fired heat & Carrier humidifier
- Two Bock oil-fired water heaters
- Enviro ventilation system
- Well water tanks & conditioning system
- Electric service panels & home media panels
- Built-in safe
- Double utility sink
- Access to crawl spaces

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**APARTMENT**

- Open staircase access from Mud Room

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**LIVING ROOM** 17'9" X 13'9"

- Wall-to-wall carpeting
- Two windows w/custom Roman shades
- Built-in entertainment cabinetry
- Closet
- Recessed lighting
- Access to Kitchen
- Flows to Dining Room

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**DINING ROOM** 10'0" X 10'0"

- Wall-to-wall carpeting
- Window w/custom Roman shade
- Built-in bookcase
- Brushed nickel 5-light chandelier w/glass shades
- Access to Kitchen

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**KITCHEN** 10'6" X 10'6"

- Dual access
- Black & white tile floor
- White laminated cabinetry & counters
- Whirlpool refrigerator
- Whirlpool electric range
- Whirlpool dishwasher
- Stainless steel sink w/disposer
- Window

- Two pantry closets
- Fluorescent light ceiling panel

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**BEDROOM** 13'7" X 13'4"

- Wall-to-wall carpeting
- Double window & additional window w/Roman shades
- Walk-in closet
- Ceiling light
- Access to Bath

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**BATH**

- Ceramic tile floor
- Vanity w/plate glass mirror & overhead lighting
- Tub/shower combination w/glass doors
- Window w/Roman shade
- Linen closet
- Mirrored medicine cabinet
- Ceiling light/exhaust fan

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**EXTERIOR**

- Stone & stucco estate house w/strong Tudor design elements
- Asphalt shingle roof w/copper on porch
- Concealed gutters downspouts
- Brick walkway w/semi-circular gathering area at front Porch steps
- Semicircular marble & brick steps to wraparound front Porch (105 feet) w/semi-circular main entry area, ceramic tile floor, classic columns, beaded board ceiling, recessed lighting, ceiling fans & steps to pool area- access from Foyer, Living Room, Sun Room, Dining Room & Kitchen
- Matching porte-cochere w/access to Sun Room
- Semi-circular stone garden wall in front lawn
- Decorative wrought iron fencing enclosing pool area w/ heated in-ground pool, bluestone pool decking & patios, raised bluestone patio w/spa & fountains, diving rock, perimeter gardens & stone pathway to double gates at Tennis Court
- Fenced tennis court w/stone benches
- Rose trellis to boxwood garden w/bluestone walkway
- Covered back Porch w/classic columns, beaded board ceiling, ceiling fan & built-in stone garden bench- access from Foyer & Family Room
- Formal garden w/bluestone walkways
- Professionally landscaped 8.17 acres including sweeping lawns & old growth trees





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