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ACTON HALL
HISTORIC ANNAPOLIS





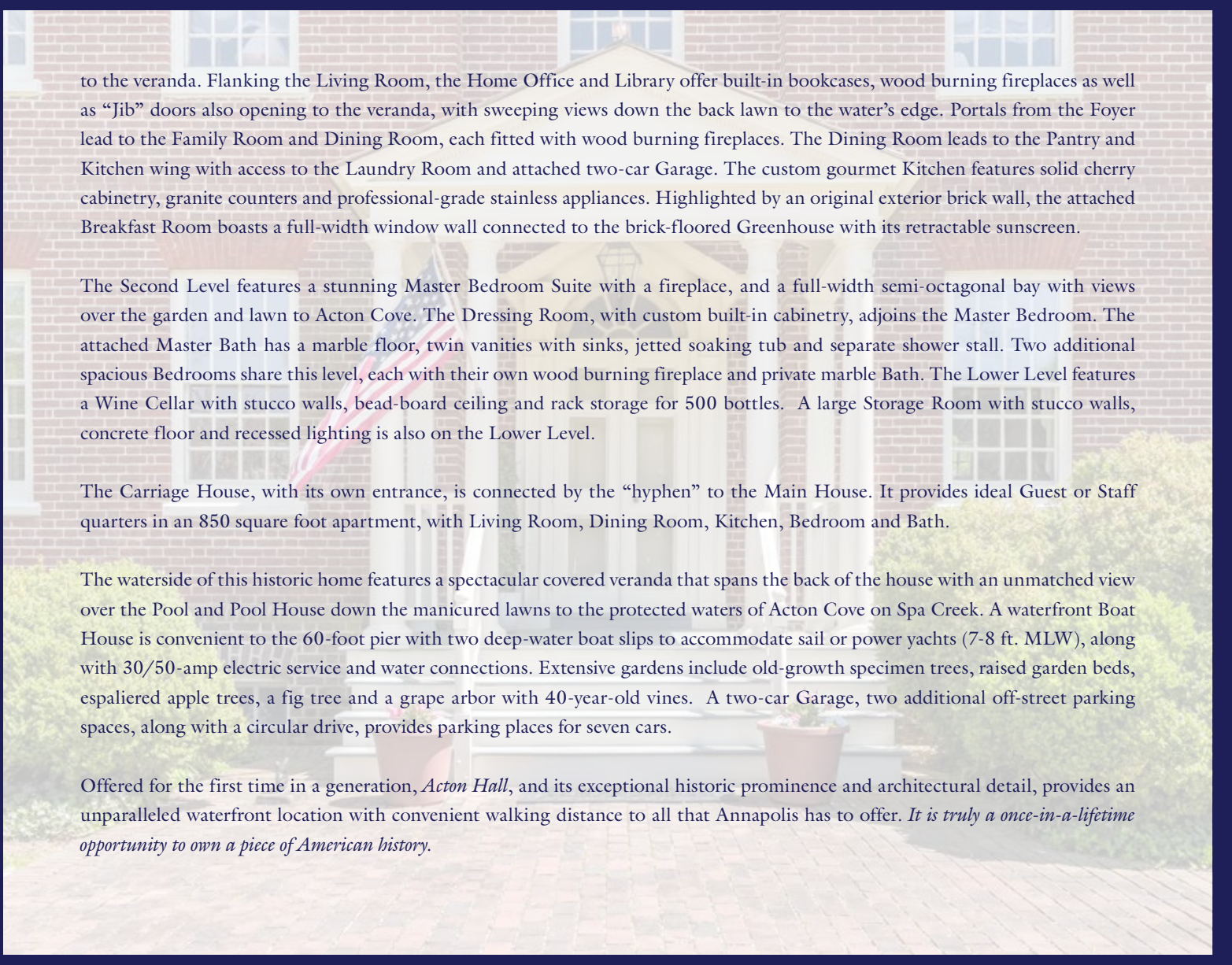
ACTON HALL

1 ACTON PLACE

A short stroll from Church Circle, along the tree-lined streets of Murray Hill in the Historic District of Annapolis, stands *Acton Hall*. This Colonial-era mansion of distinction and architectural significance has been meticulously renovated and is the only 18th-century residence in Annapolis on its original waterfront. *Acton Hall*, with its stately and iconic prominence, enjoys a distinguished lineage dating back to the founding of Maryland.

In 1651, Cecil Calvert (“Lord Baltimore”) granted approximately 100 acres to Richard Acton, a carpenter from the Isle of Wight. Originally used as farmland, “Acton” also served as the first Port of Entry for “Anne Arundel’s Towne” (now Annapolis) from 1688-91. Acton eventually sold the land to John Hammond in 1708 who maintained a plantation until his death in 1730, when the property transferred to his five sons. Colonel Philip Hammond, military officer and local political leader, acquired the property from his brothers and began construction in 1760 of *Acton Hall*. In 1844, Hammond’s heirs sold the property to Captain James Murray, USN, who served as first Paymaster for the U.S. Navy and played a leading role in the establishment of the U.S. Naval Academy in Annapolis in 1845. Murray and his family lived in *Acton Hall* through most of the second half of the 19th century. In 1890, the property was subdivided into “city-size” lots creating “Murray Hill”, Annapolis’ most desirable in-town neighborhood. From the late 1920s through the 1960s, the house suffered ever-declining maintenance. Historic Annapolis, Inc., the local preservation organization, stepped in to find a buyer for *Acton Hall* in 1974 and again in 1977, when a four-year restoration was begun. During that time, the interior and exterior of *Acton Hall* was completely restored and renovated. Plaster walls were repaired, original wood flooring was numbered, removed and refinished elsewhere and interior wood was stripped, refinished and painted. Electrical, plumbing and mechanical systems were upgraded. Extensive landscaping was added to complement the existing 150-year old English boxwoods; an authentic brick perimeter wall was built surrounding the gardens; and, the waterfront bulkhead was replaced and a new pier constructed.

A circular drive sweeps across the front of this Georgian manor house laid in Flemish bond using local brick. Original wide plank heart-pine flooring extends throughout the main level while classical crown molding accents the 10’6” high ceilings. Original 12 over 12 sash windows, all with interior shutters, are a major feature of the house. A covered front porch, with paired Tuscan columns, welcomes guests into the center hall Foyer. Directly ahead through the Foyer, the expansive Living Room creates a breathtaking setting with a classic fireplace and a full-width semi-octagonal bay accented by one of three rare “Jib” doors opening



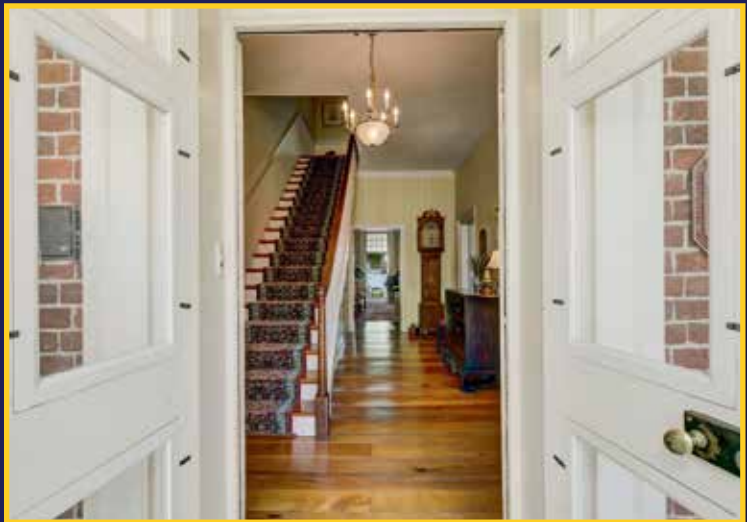
to the veranda. Flanking the Living Room, the Home Office and Library offer built-in bookcases, wood burning fireplaces as well as “Jib” doors also opening to the veranda, with sweeping views down the back lawn to the water’s edge. Portals from the Foyer lead to the Family Room and Dining Room, each fitted with wood burning fireplaces. The Dining Room leads to the Pantry and Kitchen wing with access to the Laundry Room and attached two-car Garage. The custom gourmet Kitchen features solid cherry cabinetry, granite counters and professional-grade stainless appliances. Highlighted by an original exterior brick wall, the attached Breakfast Room boasts a full-width window wall connected to the brick-floored Greenhouse with its retractable sunscreen.

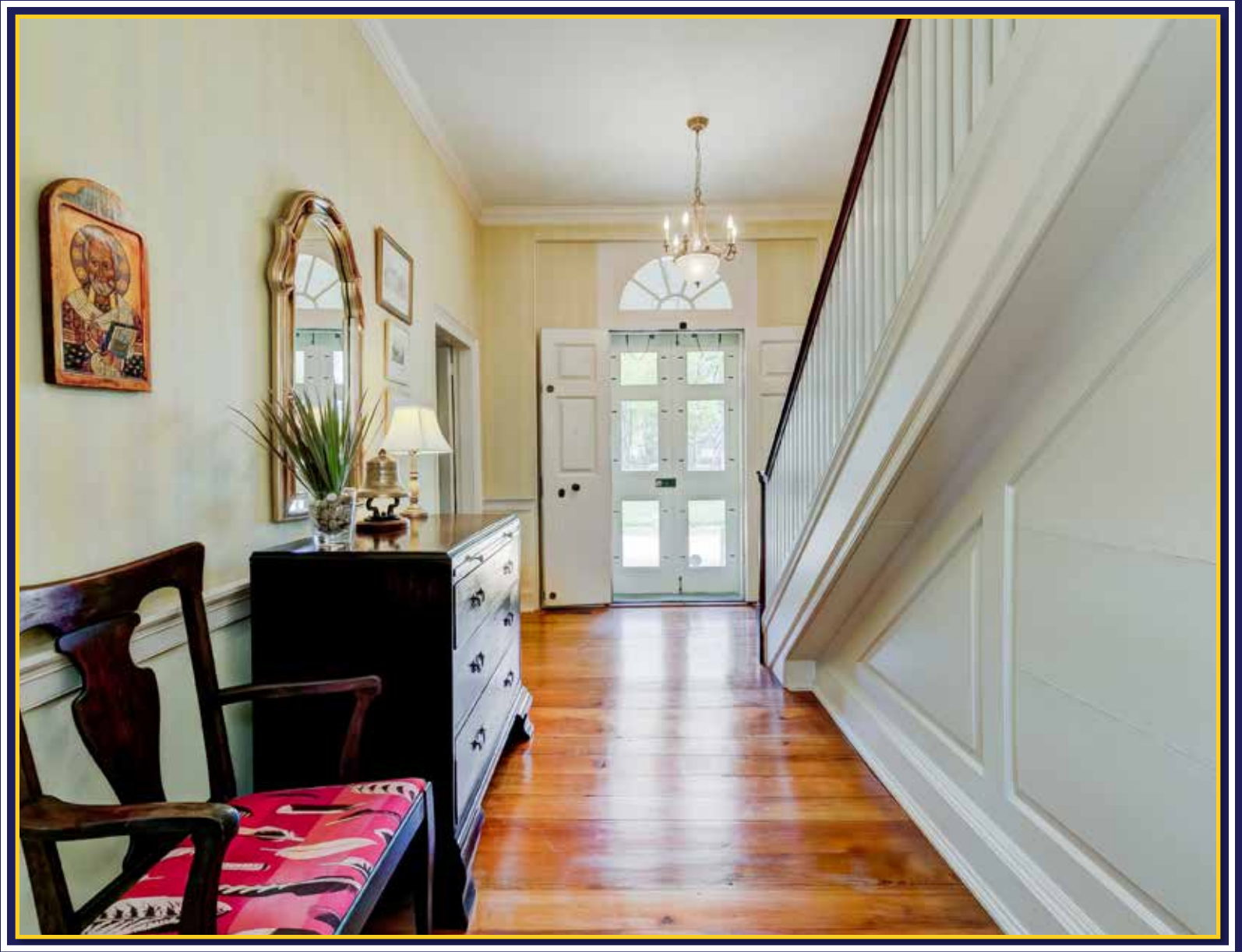
The Second Level features a stunning Master Bedroom Suite with a fireplace, and a full-width semi-octagonal bay with views over the garden and lawn to Acton Cove. The Dressing Room, with custom built-in cabinetry, adjoins the Master Bedroom. The attached Master Bath has a marble floor, twin vanities with sinks, jetted soaking tub and separate shower stall. Two additional spacious Bedrooms share this level, each with their own wood burning fireplace and private marble Bath. The Lower Level features a Wine Cellar with stucco walls, bead-board ceiling and rack storage for 500 bottles. A large Storage Room with stucco walls, concrete floor and recessed lighting is also on the Lower Level.

The Carriage House, with its own entrance, is connected by the “hyphen” to the Main House. It provides ideal Guest or Staff quarters in an 850 square foot apartment, with Living Room, Dining Room, Kitchen, Bedroom and Bath.

The waterside of this historic home features a spectacular covered veranda that spans the back of the house with an unmatched view over the Pool and Pool House down the manicured lawns to the protected waters of Acton Cove on Spa Creek. A waterfront Boat House is convenient to the 60-foot pier with two deep-water boat slips to accommodate sail or power yachts (7-8 ft. MLW), along with 30/50-amp electric service and water connections. Extensive gardens include old-growth specimen trees, raised garden beds, espaliered apple trees, a fig tree and a grape arbor with 40-year-old vines. A two-car Garage, two additional off-street parking spaces, along with a circular drive, provides parking places for seven cars.

Offered for the first time in a generation, *Acton Hall*, and its exceptional historic prominence and architectural detail, provides an unparalleled waterfront location with convenient walking distance to all that Annapolis has to offer. *It is truly a once-in-a-lifetime opportunity to own a piece of American history.*













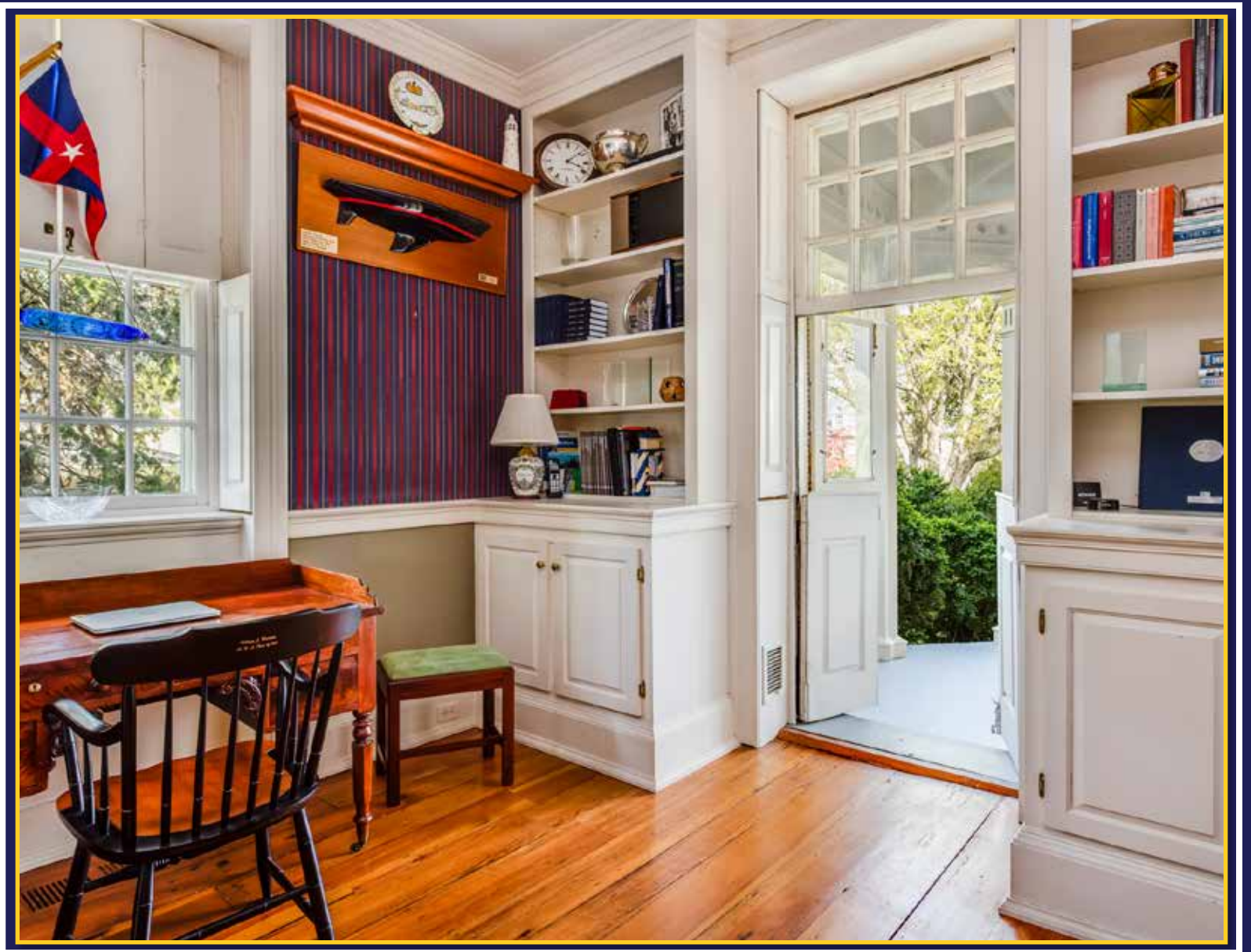




























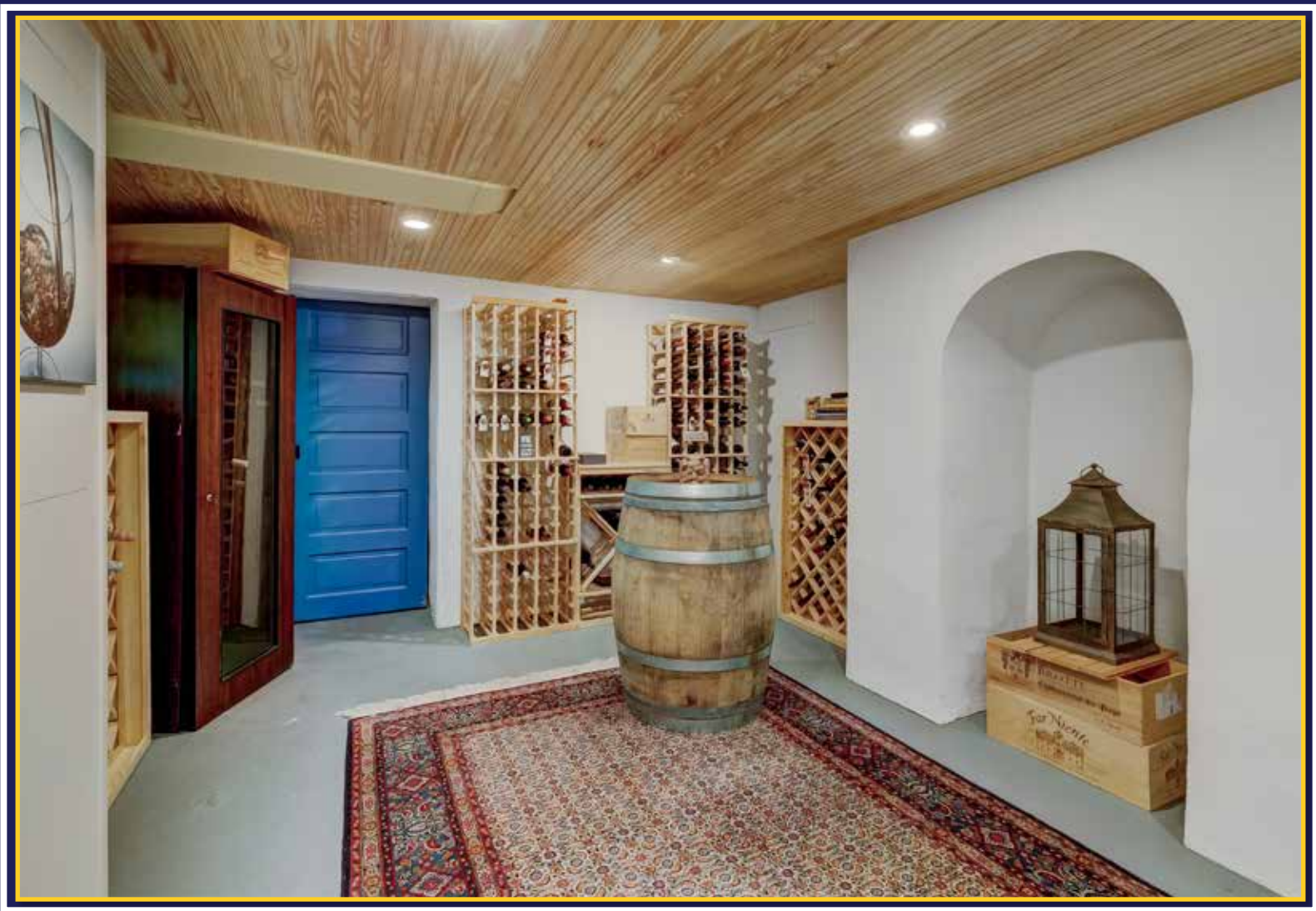




























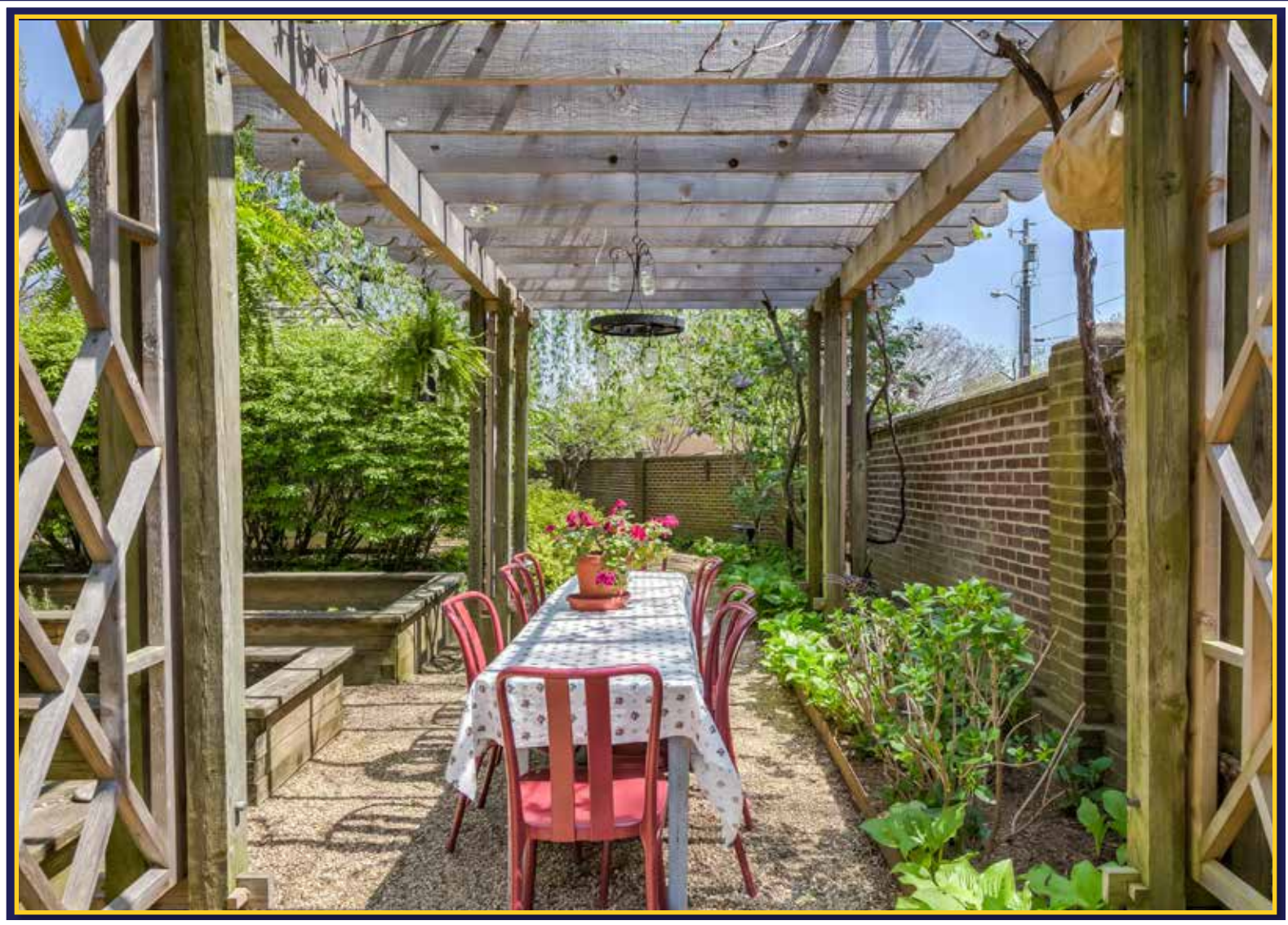








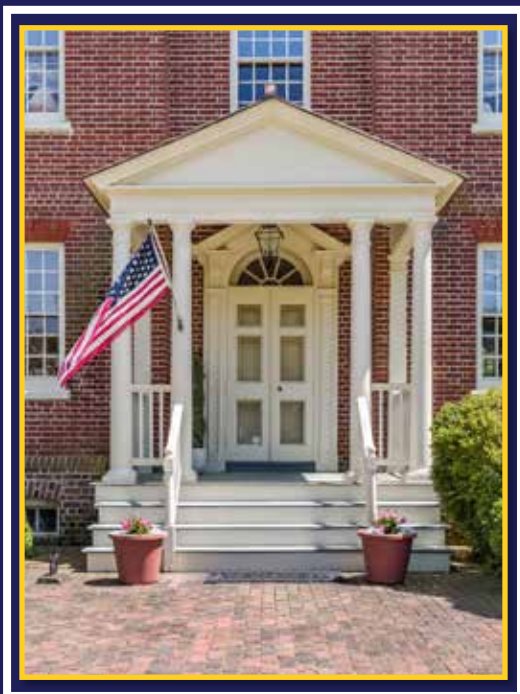








FEATURES



MAIN LEVEL

- Ceiling height 10'6"

FOYER 17'8" X 10'0"

- Original paneled double door entry w/arched transom, original lock and key, H-L hinges
- Original wide plank heart-pine flooring
- Original open straight-run staircase w/walnut handrail and square balusters
- Wainscot paneled wall at staircase w/closet
- Classical crown molding
- Molded chair rail including staircase

- Door architrave w/back ogee molding on the outermost surround- throughout house
- Neo-classical six-light chandelier w/frosted/cut glass shade
- Dual access to Dining Room
- Access to Family Room
- Access to Living Room

LIVING ROOM 23'6" X 16'3"

- Original wide plank heart-pine flooring
- Semi-octagonal bay w/central "jib" door to veranda and two windows- all w/bi-fold interior shutters
- Wood burning fireplace; mantel w/classical torus molding with plain frieze and terra cotta tile hearth
- Classical crown molding w/hand carved rope trim
- Molded chair rail
- Ceiling medallion
- Access to Home Office
- Access to Library

DINING ROOM 17'9" X 13'10"

- Original narrow plank pine flooring
- Wood burning fireplace; mantel w/classical torus molding with plain frieze and terra cotta tile hearth
- Two windows w/interior bi-fold shutters and custom swag treatments
- Deep coved (cavetto) crown molding
- Paneled wainscot
- Deep cased portal to Pantry w/six-panel swinging door
- Built-in wall speakers by Bose

LIBRARY 13'6" X 12'4"

- Original wide plank heart-pine flooring
- Wood burning fireplace; mantel w/classical torus molding with plain frieze and terra cotta tile hearth
- "Jib" door to veranda w/bi-fold interior shutters
- Custom built-in full-length bookcases
- Additional custom built-in bookcase w/base cabinet
- Classical crown molding
- Molded chair rail
- Access to Dining Room

FAMILY ROOM 17'3" X 13'7"

- Original wide plank heart-pine flooring
- Wood burning fireplace; mantel w/classical torus molding with plain frieze and terra cotta tile hearth
- Three windows w/bi-fold interior shutters
- Classical crown molding
- Ceiling medallion
- Connecting door to Home Office

HOME OFFICE 12'8" X 12'4"

- Original wide plank heart-pine flooring
- Wood burning fireplace; mantel w/classical torus molding with plain frieze and terra cotta tile hearth
- "Jib" door to veranda and additional window w/bi-fold interior shutters
- Custom built-in bookcases w/base cabinets and "jib" door
- Original built-in storage cupboard w/double doors
- Classical crown molding
- Connecting door to Family Room

PANTRY

- Swinging door from Dining Room
- 100-year old reclaimed pine flooring

- Built-in crystal cabinet in pantry
- Recessed lighting w/dimmer
- China closet
- Pocket door to Powder Room; vanity w/wall sconces
- Passage to Kitchen wing w/access to Garage

KITCHEN 21'3" X 11'0"

- 100-year old reclaimed pine flooring
- Solid cherry raised-panel cabinets to ceiling including peninsula, glass door cabinets, upper tier cabinets, bookcase, lazy-Susan, wall and base cabinets
- Granite counters ("Volga blue")
- KitchenAid stainless steel side-by-side refrigerator w/water-ice dispenser
- Jenn-Air 6-burner gas cooktop w/downdraft vent
- Jenn-Air thermal convection double wall oven
- GE built-in microwave
- KitchenAid dishwasher
- Additional GE Dishwasher
- Wide stainless steel undermount sink w/sprayer and Insinkerator disposer
- Round stainless steel undermount prep sink w/instant hot water dispenser
- Garden-view window w/glass shelving
- Exit door w/12-pane window
- Closet w/shelves
- Pass-through to Breakfast Room
- Recessed lighting w/dimmer
- Under-cabinet LED lighting
- Access to Laundry Room
- Access to Breakfast Room

BREAKFAST ROOM 14'0" X 12'3"

- 100-year old reclaimed pine flooring
- Original exterior brick wall
- Full width window wall to Greenhouse w/sliding door access and Silhouette shades

- Two windows w/Silhouette shades
- Exit door w/24-pane window
- Six-light chandelier w/shades

LAUNDRY ROOM

- Wood finish laminate floor
- Solid cherry raised-panel base and wall cabinets
- Utility sink
- Floor drain
- Window
- Custom fitted closet
- Kenmore washer and dryer

GARAGE

- Two-car
- Finished
- Automatic door openers
- Storage wall cabinets
- Staircase to 300 square foot cedar-lined and carpeted mezzanine storage area
- including two storage rooms w/shelves and garment bars

SECOND FLOOR

- Ceiling height 10'6"

HALL

- Original wide plank heart-pine flooring
- Landing for staircase w/banister overlook-continues to 3rd Floor Attic
- Window w/bi-fold interior shutters
- Classical crown molding
- Molded chair rail
- Two brass pendant ceiling lights w/frosted glass

MASTER BEDROOM 17'9" X 16'3"

- Semi-octagonal bay w/garden and water views from three windows w/bi-fold interior shutters
- Wall-to-wall carpeting

- Wood burning fireplace; mantel w/classical torus molding with plain frieze and terra cotta tile hearth
- Molded crown molding
- Molded chair rail

MASTER BATH

- Marble floor, tub platform, vanity tops and shower stall
- Two matching vanities connected by marble sill each w/Kohler undermount sink and framed mirror
- Kohler jetted soaking tub
- Large shower stall w/Grohe fixtures, built-in seat; frameless glass door enclosure
- Two windows w/bi-fold interior shutters
- Recessed lighting and heat lamp

DRESSING ROOM 12'0" X 11'4"

- Wall-to-wall carpeting
- Custom fitted built-in wardrobe cabinetry w/two dressers, open closets and shelving
- Two windows w/bi-fold interior shutters
- Built-in window seat/storage bench w/custom cushion
- Crown molding
- Recessed lighting

GUEST BEDROOM (WEST) 17'10" X 15'10"

- Wall-to-wall carpeting
- Wood burning fireplace; mantel w/classical torus molding with plain frieze and terra cotta tile hearth
- Three windows w/bi-fold interior shutters
- Classical crown molding
- Molded chair rail
- Private Bath

BATH

- Carrara marble floor and tub surround
- Vanity w/Corian top and seamless sink, framed mirror

- Tub/shower combination w/glass doors
- Half-round lunette window wto Master Bath providing natural light
- Recessed light
- Ceiling light/exhaust fan

GUEST BEDROOM (EAST) 15'10" X 14'7"

- Wall-to-wall carpeting
- Wood burning fireplace; mantel w/classical torus molding with plain frieze and terra cotta tile hearth
- Three windows w/bi-fold interior shutters
- Classical crown molding
- Molded chair rail
- Deep closet w/partial shelving
- Private Bath

BATH

- Carrara marble floor and shower stall
- Vanity w/Corian top and seamless sink, framed mirror
- Large shower stall, ceiling light and frameless glass door
- Recessed light
- Ceiling light/exhaust fan

THIRD FLOOR

ATTIC

- Full stair case w/varnished stair treads
- Mostly floored storage attic
- Two oval windows in front gables
- Rear dormer window
- HVAC air handling unit
- Hot-water heater for Guest Bedroom (East) Bath

LOWER LEVEL

- Carpeted staircase access from Hall w/exit door

WINE CELLAR 15'7" X 11'6"

- Custom wine rack storage for 500 bottles
- Painted concrete floor
- Stucco walls and jack arch
- Beaded natural pine paneled ceiling
- Wall cabinets accessing electric service panels
- Recessed lighting w/dimmer
- Window w/stained glass inner panel
- Sliding barn doors to Mechanical and Storage Rooms

STORAGE ROOM 17'9" X 15'9"

- Finished storage area w/Amana refrigerator
- Painted concrete floor and stucco walls
- Three windows
- Drop ceiling w/recessed lighting

UTILITY ROOM

- Unfinished
- Trane HVAC unit w/dual gas/heat pump system
- Storage shelving

CARRIAGE HOUSE APARTMENT

- 850 square foot one-bedroom apartment
- Licensed as a rental unit; Legal Nonconforming Use
- Separate electric service and meter
- Private outside entrance
- Kenmore stack washer and dryer
- Ceiling height 10'6" except 8'0" in Living Room

LIVING ROOM 14'0" X 12'0"

- Wall-to-wall carpeting
- Double window and two additional windows w/pleated shades



DINING ROOM

14'9" X 12'0"

- Wall-to-wall carpeting
- Window w/pleated shade
- Ceiling fan w/light
- Upper storage cabinets at ceiling
- Passage to Bedroom w/closet and Bath access

KITCHEN

11'9" X 6'6"

- Wood finish laminate floor
- Oak base and wall cabinets to ceiling
- Laminate counter top
- Kenmore refrigerator
- Kenmore electric range
- Stainless steel double sink
- Two windows w/pleated shades
- Fluorescent light ceiling panel

BEDROOM

18'1" X 14'0"

- Wall-to-wall carpeting
- Four windows w/pleated shades
- Two closets
- Access to adjoining Bath

BATH

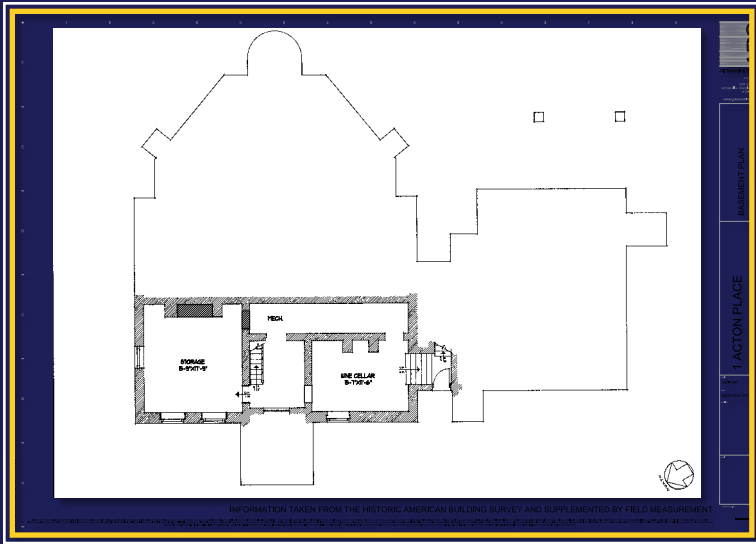
- Wood finish laminate floor
- Pedestal sink w/mirrored medicine cabinet and lighting
- Shower stall w/glass doors
- Window w/mini-blind
- Wall-mounted glass shelf at sink
- Ceiling light/heater/exhaust fan

EXTERIOR

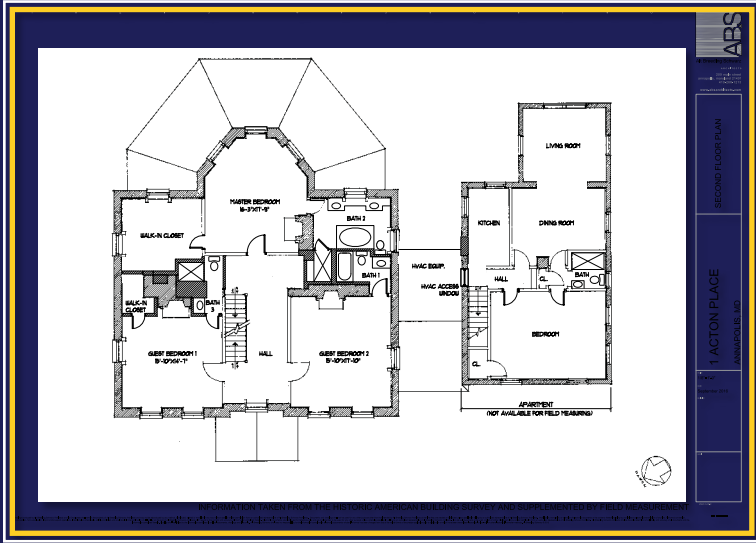
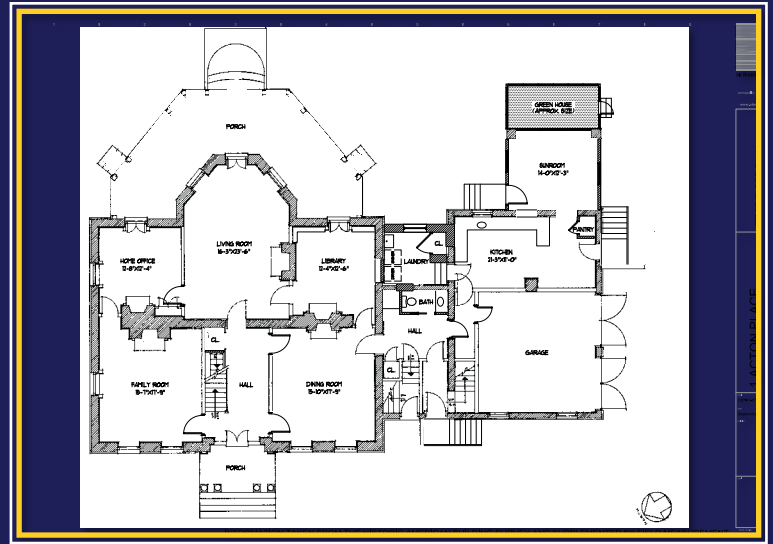
- Circa 1760 all local brick Georgian manor house in Flemish bond including water table, four-brick belt course and rubbed brick window lintels and oval window surrounds
- Cedar shingle hipped roof w/copper gutters and downspouts including Pool House and Boat House- all replaced 2015
- Original 12 over 12 sash windows- 20% of the window panes are original
- Covered front porch w/paired Tuscan columns and main entry Georgian doorcase
- Spa Creek façade semi-octagonal veranda surrounding Living Room w/wood decking, classic columns, semi-circular brick steps to lawn terrace and "jib" doors to Living Room, Library and Home Office
- Terrace lawn w/elevated vistas of Spa Creek and bluestone capped brick garden walls and steps to Pool Terrace
- Pool Terrace featuring Gunite in-ground Pool, paver stone patios and pool decking, clapboard pool house and bluestone capped brick garden walls and steps to lower lawn Terrace at Spa Creek
- Pool House w/wet bar, half-bath, pool equipment and storage areas
- Boat House on lower Terrace w/electric service matches Pool House
- Dock w/30 and 50-amp electric service and two hose bibs for water, two deep-water boat slips (7-8 ft. MLW)
- Six-foot brick perimeter wall w/three secured custom redwood garden gates
- Brick floored Greenhouse w/access from house, potting sink, retractable louvered sun screen and heated w/thermostatically controlled vents
- Solar panels above Carriage House supplement hot water supply



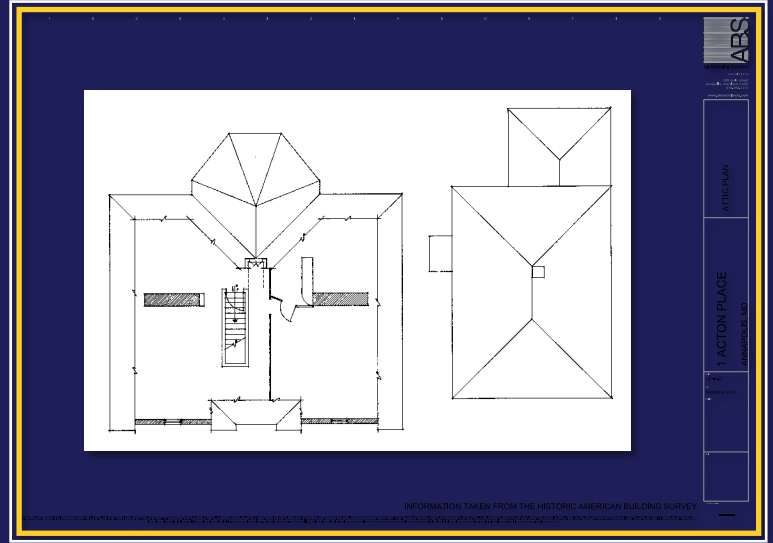
- Chippendale-style grape arbor re-built 2016 w/40-year-old grape vines
- Raised wooden planting beds w/surrounding pea gravel walkways in 18th century style
- Pea gravel garden path from house to Arbor and garden beds
- Extensive landscaping and mature plantings including 150-year-old English boxwood, dogwood, crape myrtle, bayberry, southern magnolia, willow oak, weeping cherry, hydrangea, crabapple, peach tree, fig and espaliered apple trees
- In-ground irrigation system for grounds including raised planting beds
- Sweeping lawns and terraces
- Pea gravel semi-circular driveway at main entry w/additional parking pad provides off-street parking for seven cars
- Bulk headed 72-foot waterfront w/60 ft. pier w/two deep-water slips (7-8 foot MLW) on Spa Creek's Acton Cove
- Approximately 500 feet between Franklin Street and Spa Creek, total .968 acres



INFORMATION TAKEN FROM THE HISTORIC AMERICAN BUILDING SURVEY AND SUPPLEMENTED BY FIELD MEASUREMENT



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INFORMATION TAKEN FROM THE HISTORIC AMERICAN BUILDING SURVEY

DETAILS OF SIGNIFICANCE

GENERAL

- A home of rare distinction and architectural significance. Acton Hall, built circa 1760, a refined, two-story Georgian-period home, is one of the finest mid-18th Century manor houses in Annapolis.
- Acton Hall is the only privately owned 18th Century residence that has retained its original waterfront location.
- Acclaimed by Historic Annapolis for its superb composition and architectural details.
- Built with local brick, laid in Flemish Bond, with brick water tables.
- A hipped roof with a pair of massive chimney stacks with decorative brickwork, providing eight chimney flues.
- Four-brick deep belt course surrounding the entire exterior.
- Three-part front façade with pedimented end pavilions and flat key arches with pedimented entrance porch.
- Tuscan columns, paired double door entrance with original six-part raised panel door with original lock and hinges; half-round fan light above doors.
- Elliptical windows in the two pedimented gables on the front of the house.
- 12 over 12 sash windows throughout; 20% of the window glass is original.
- Spa Creek exterior side of home features a one-story semi-octagonal veranda that surrounds the living room.

INTERIOR

- Eleven-room interior is strikingly consistent in design and ornamentation.
- Main level includes spacious center hall, formal dining room, family room, waterside semi-octagonal living room, library and home office; Hyphen wing includes: kitchen, breakfast room, butler's pantry, powder room and laundry.
- Three (very rare) original "jib doors" provide access from the living room, library and home office to the veranda.
- Kitchen with granite counters, heart pine flooring, cherry cabinets, two sinks and two dish washers.
- Eight working fireplaces; several with original mantels.
- 10 ½ foot ceilings on the first and second floors.
- Floors are wide-plank heart pine.
- Living room decorated with hand-carved rope molding.
- Folding interior pocket window shutters for living areas.
- Straight run staircase with square baluster stairway with turned newels.
- Upper level includes Master Bedroom Suite with spacious dressing room with built-ins.
- Bath with marble floor, shower; twin sinks and vanities; Jacuzzi tub.
- Two Guest Bedrooms each with full bathroom with Carrara marble floor.
- Lower level includes wine cellar, finished storage room and mechanical room.
- Attached Carriage House with separate outside entrance, 2-car garage, carpeted and cedar-lined storage closets and 850 sq. ft. water view apartment with large bedroom, living room, dining room, kitchen and bathroom for staff or guests. The apartment is licensed as a rental unit.

EXTERIOR: WATERFRONT AND GROUNDS

- Approximately 72 feet of waterfront on Spa Creek's Acton Cove (7-8 feet MLW).
- Waterfront is bulk headed with a 60 x 6 foot pier. 2 deep water slips (60x20 and 60x15 feet). Water with hose bibs for each slip; 110v service with one 50-amp outlet and two 30-amp outlets.
- Terraced lawns and gardens lead from spacious rear veranda to waterfront.
- Irrigation system for grounds, including raised planting beds; separate water meter.
- Six-foot high brick perimeter wall with three entry gates.
- Approximately 500 feet between Franklin Street and Spa Creek for a total of .968 acres.
- Spacious lawn on street and waterside of property.
- Two car garage, circular drive and off-street parking pad provide parking for seven cars.
- Mature plantings with 150-year-old English boxwoods; dog wood; crape myrtle; bayberry; southern magnolia; willow oak; weeping cherry; crab apple; peach, fig and espaliered apple tree. Raised planting beds for vegetables, herbs and cutting garden.
- Grape arbor (rebuilt 2016) supports 40-year-old grape vines.
- Brick-floor greenhouse with potting sink, separate entrance and retractable louver sunscreen; heated and thermostatically-controlled vents.
- Main house contains 3546 sq. ft.; Hyphen and Carriage House wing (including 2 car garage) contains 2228 sq. ft. Total 5684 sq. ft. and the living area is 5234 sq. ft.
- Additional buildings: pool house (with wet-bar, ½ bath, pool equipment and storage areas).
- Boat storage house with electric.
- Heating/Cooling: four zones of HVAC (first floor is a dual gas/heat pump unit); second floor, kitchen wing and Carriage House apartment each have their own heat pump zones). Oldest unit was installed in 2010.
- Cedar shingle roof and copper gutters replaced in house, pool house and boat storage in 2015.
- High capacity hot water heater for main level; separate hot water heater for second floor bathrooms; third hot water heater for Carriage House.
- Solar panels above Carriage House supplement main hot water heater.
- 600 amp electric service; generator can power Emergency electric circuit.
- Storm windows and screens for all windows.
- Security system by Petitbon Security

Historic Easements protect the front façade of the house and the front green.
Copy of easements available upon request.

HISTORY

Built circa 1760 by Colonel Phillip Hammond, Military Officer, local political leader and brother of Matthias Hammond, builder of Annapolis' Hammond-Harwood House.

In 1651, Lord Cecil Calvert granted an original land grant of approximately 100 acres, called "Acton", to Richard Acton. The property was eventually sold to John Hammond in 1708. Upon Hammond's death, the property was transferred to his five sons. Philip Hammond acquired the property from his brothers and construction of a Georgian-style manor home was begun about 1760. The Acton property extended from what is now Shaw Street, to West Street, to Amos Garrett Avenue, and to Spa Creek. "Acton" was a working farm, in addition to serving as the main port for Annapolis. "The (original) City Dock" was, in fact, located on Acton Cove on the Northeast side of the property. In the mid-19th century, James Murray, who served as first Paymaster of the U.S. Navy, purchased "Acton Hall". Murray is credited with encouraging relocation of a school for Naval officers from Philadelphia to Annapolis in 1845.

Murray and his family lived in Acton Hall through the second half of the 19th century. In 1890, the Acton Hall property was subdivided into "city-size" lots and created what is now known as "Murray Hill," the City's premier and very desirable in-town neighborhood. Beginning at the turn of the 20th century, in-town homes were built along Franklin and Murray Streets and continuing until WW II. Most of the surrounding properties along North and South Acton Place were built during the 1920s and 1930s. Several along Franklin Street were built as early as 18

From 1922 through the War years, Acton Hall was a vibrant residence and frequently hosted young women visiting their Midshipman dates at the Naval Academy. But from the post-war years until 1970, Acton Hall fell into disrepair, as the elderly widow owner was unable to maintain the property. Upon her death in 1969, Acton Hall was in such poor condition that the City identified the property as "derelict" and began the process of condemnation and demolition. Fortunately, Historic Annapolis, Inc. and its visionary leader, Mrs. St Clair Wright, convinced the City to halt the process while she sought a buyer for the property. In 1974, Acton Hall was sold to local businessman, Bruce Brown. After some minor repairs, Brown realized the effort needed to restore Acton Hall was beyond his interest. In 1977, Brown sold the property to Jack Bridges and his wife Joan. Bridges was a Naval Academy graduate and a retired Marine Corps colonel. He was also experienced with historic preservation projects.

Bridges was the perfect buyer for the Acton Hall property. Between 1977 and 1981, Acton Hall was, literally disassembled, rebuilt and restored. As a result, this 18th century jewel had electrical, plumbing and mechanical systems upgraded to 20th century building standards. Heart pine flooring was numbered, removed, refinished off-site and reinstalled. Moldings, wainscoting, doors and windows were stripped to bare wood, repaired and repainted. Central air conditioning was added. The grounds were landscaped and the waterfront bulk headed. It took over four years to complete the project. When it was all completed, Jack and Joan Bridges gave a "façade easement" to Historic Annapolis. This easement assures the historic significance of the property will endure for generations to come. However, the easement only applies to the front green and the front of the house up to and including the chimneys. The rear of the house is still available for modification, if a future owner so desires.

Sadly, Jack Bridges never lived long enough to enjoy the property he so lovingly restored: he succumbed to a long battle with cancer in 1983. The property was sold in 1984 and again in 1987. The present owners, Bill and Judi Kardash, purchased "Acton Hall" in 1990 and have lived here for the past 28 years as they assumed the stewardship of this very special property. "Acton Hall" is now ready for a new owner to enjoy this beautiful and incomparable historic waterfront property.

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GREEN SPRING STATION

2330 W. Joppa Road, Suite 104
Lutherville, MD 21093
410-321-1411

KAREN HUBBLE BISBEE

Associate Broker, GRI, ABR
Karen@HubbleBisbee.com
443-838-0438

WWW.HUBBLEBISBEE.COM