

*Hubble  
Bisbee*

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

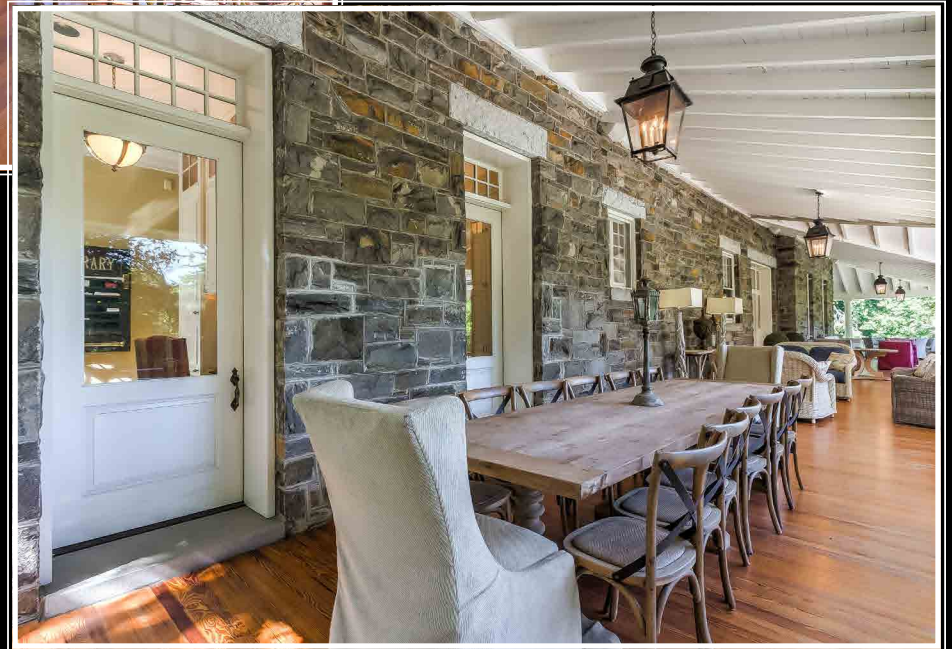
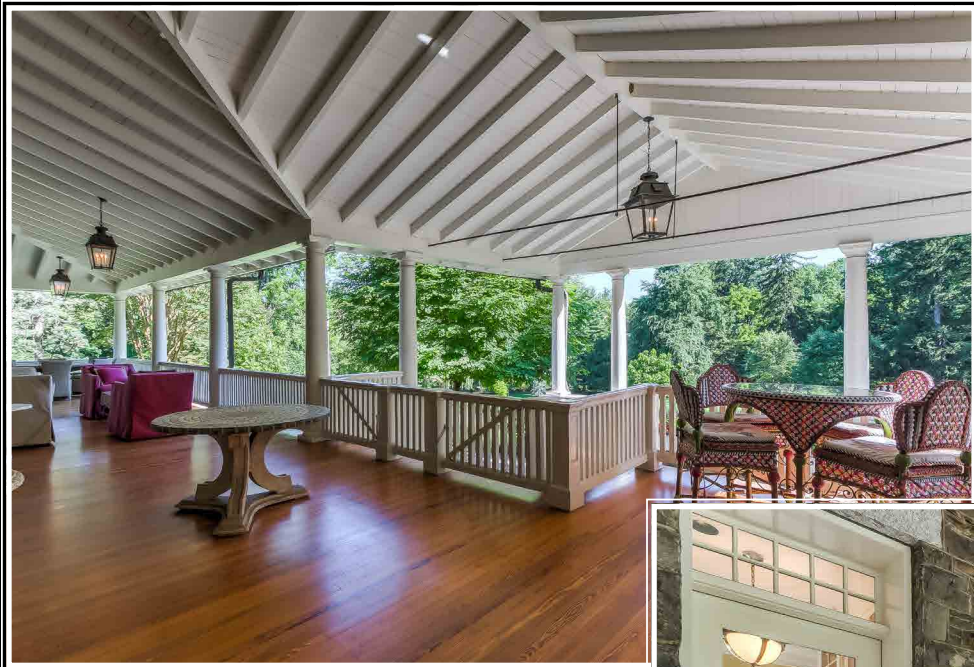


7309 BRIGHTSIDE ROAD

WOODBROOK / RUXTON







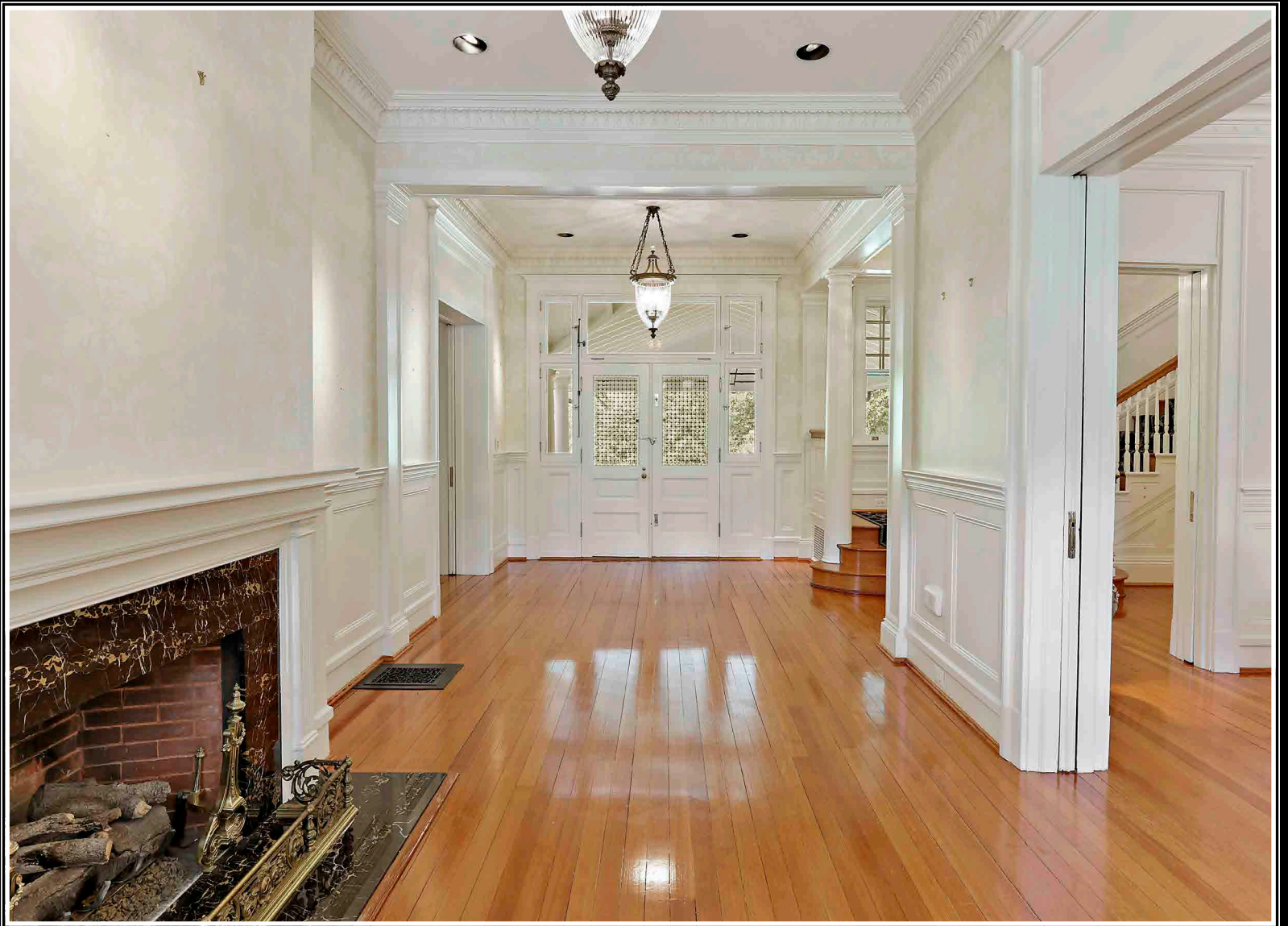




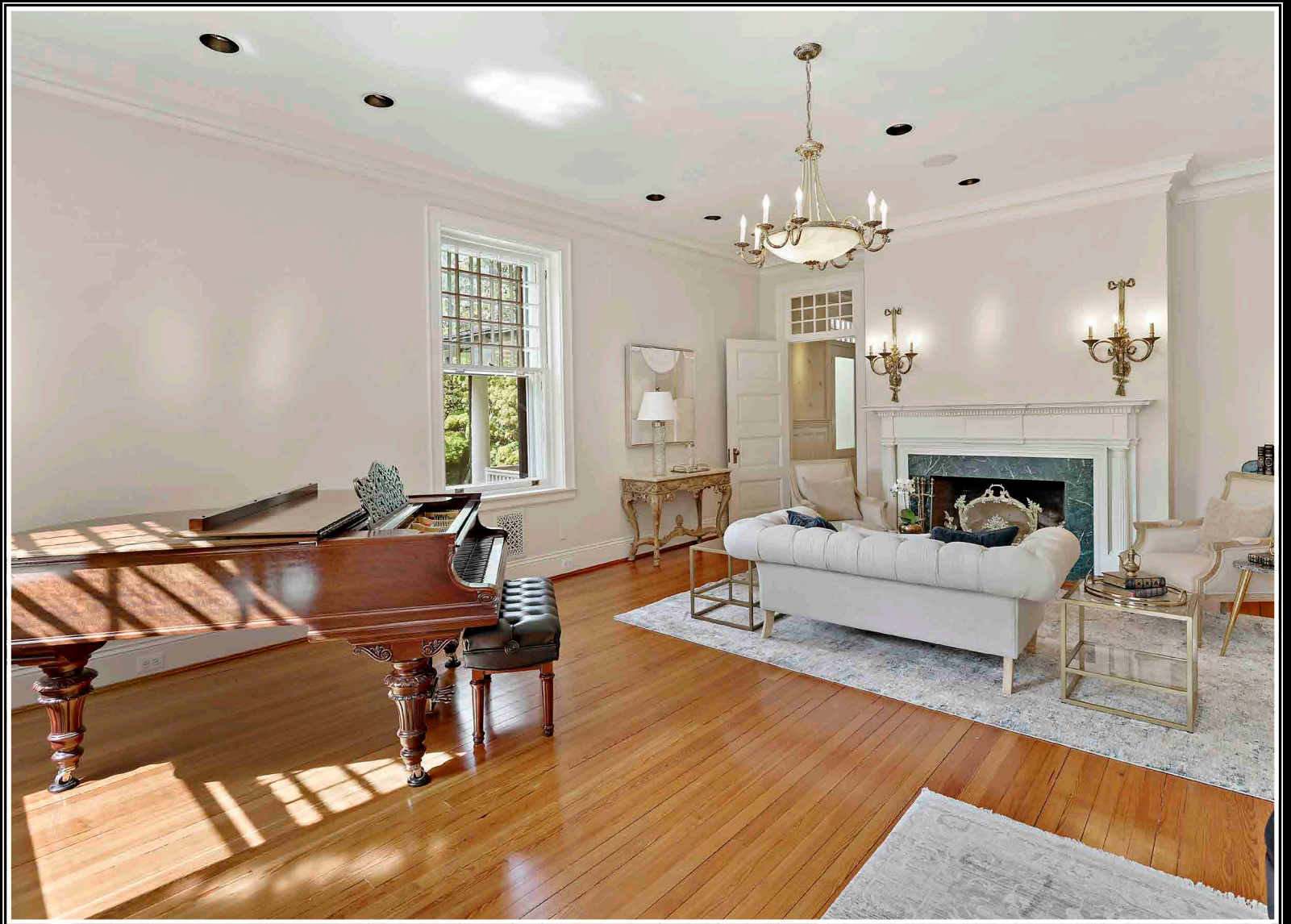


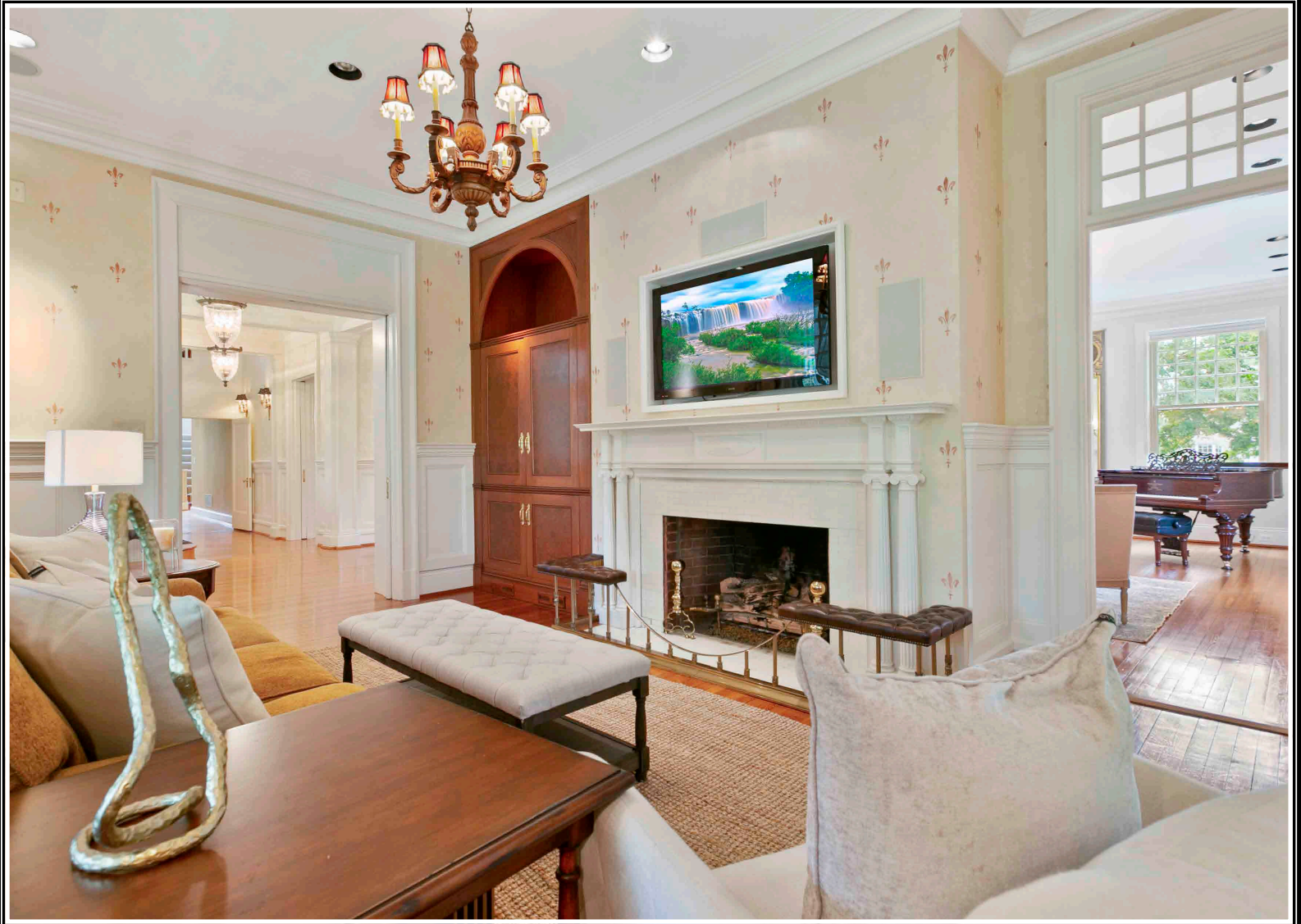














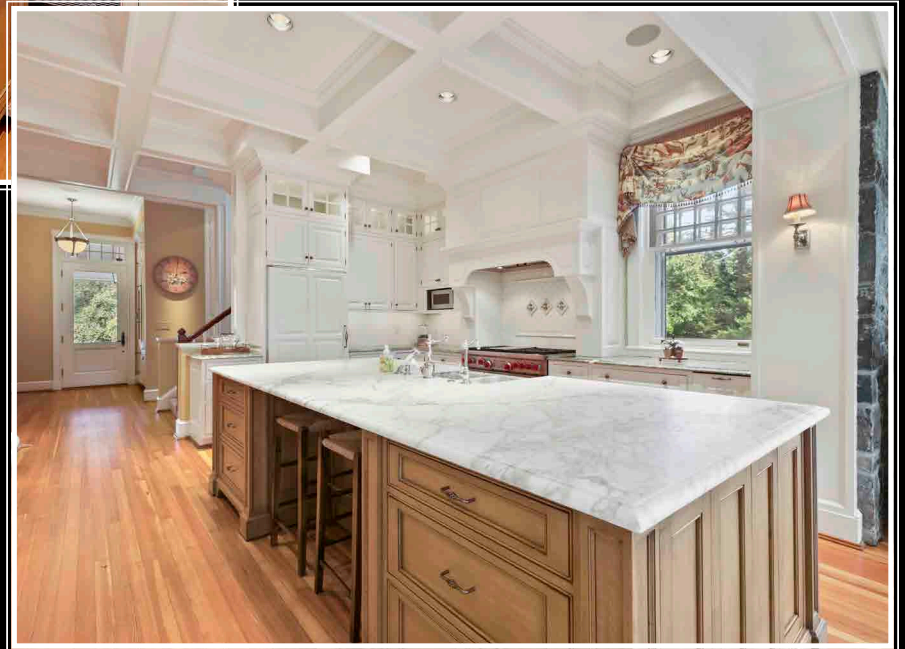
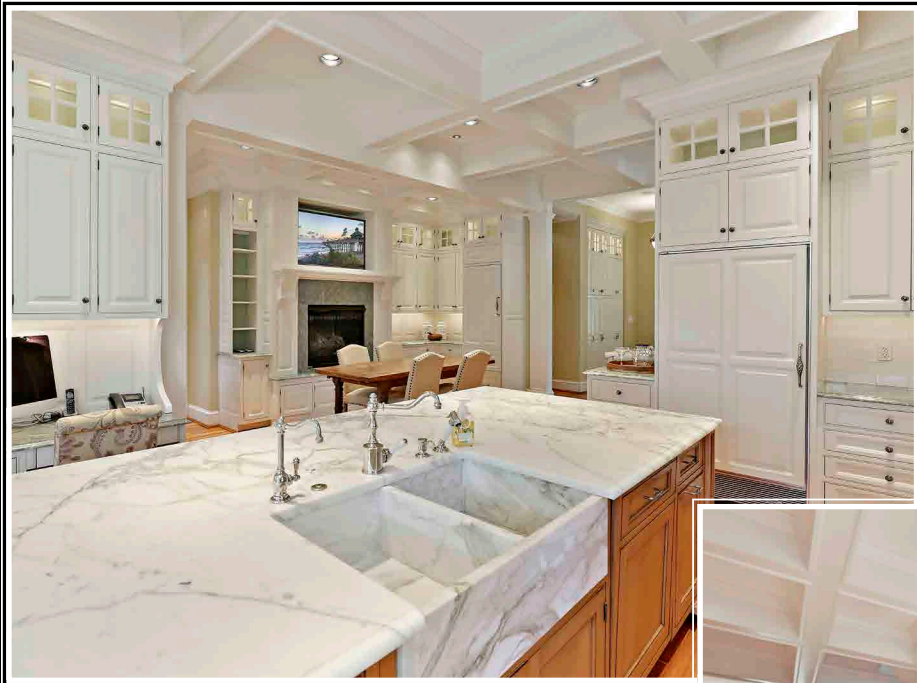


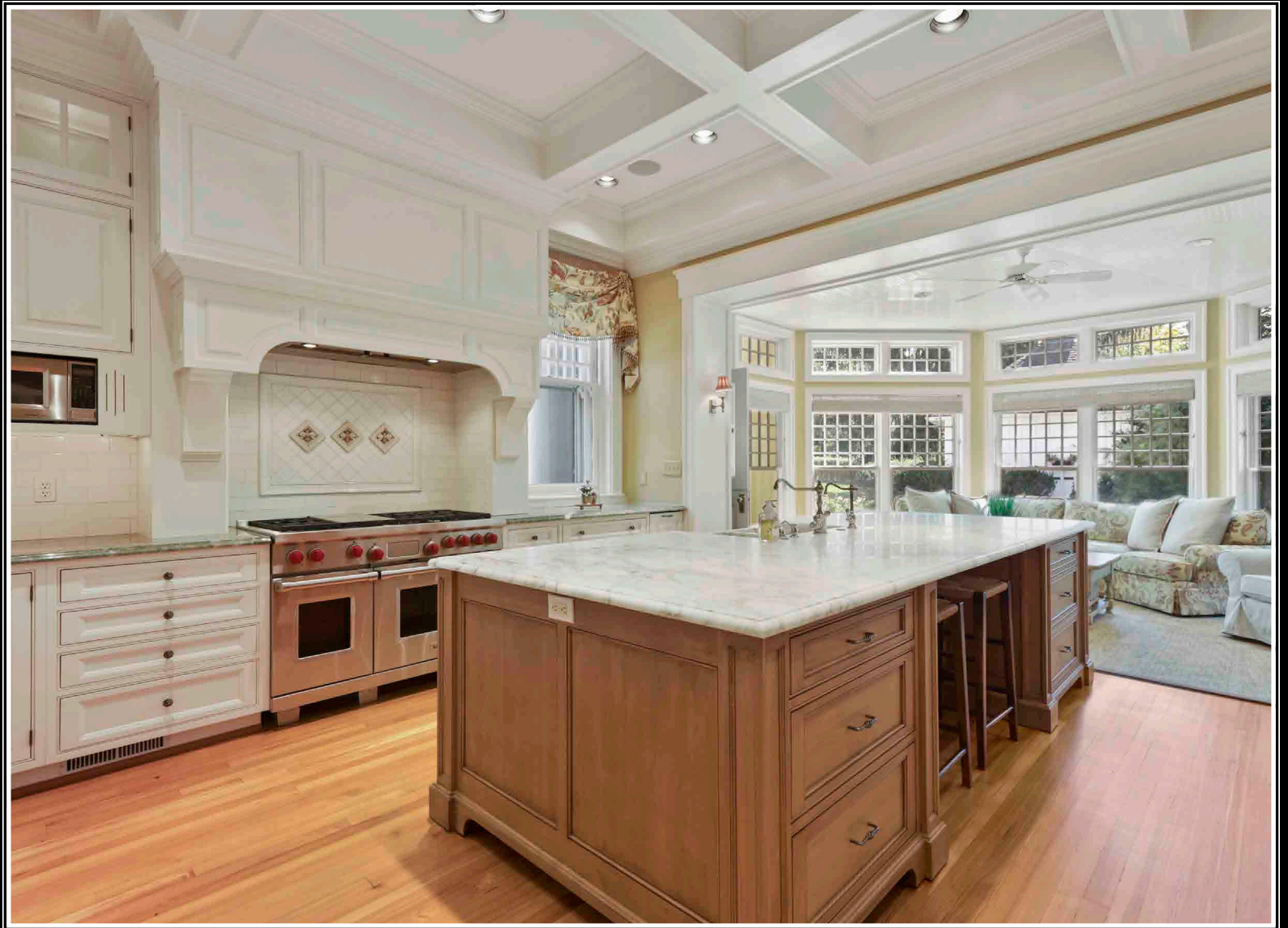


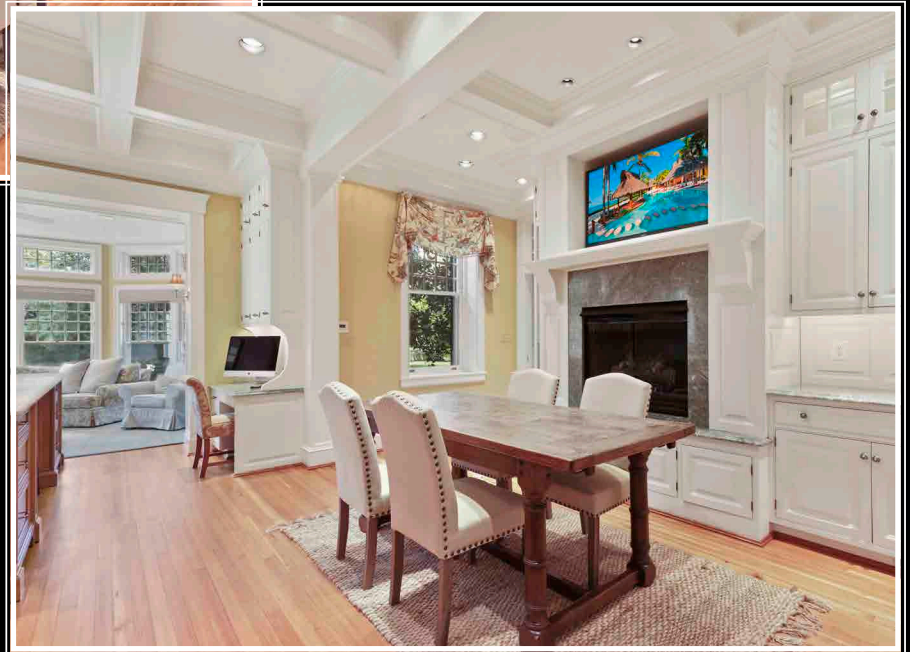
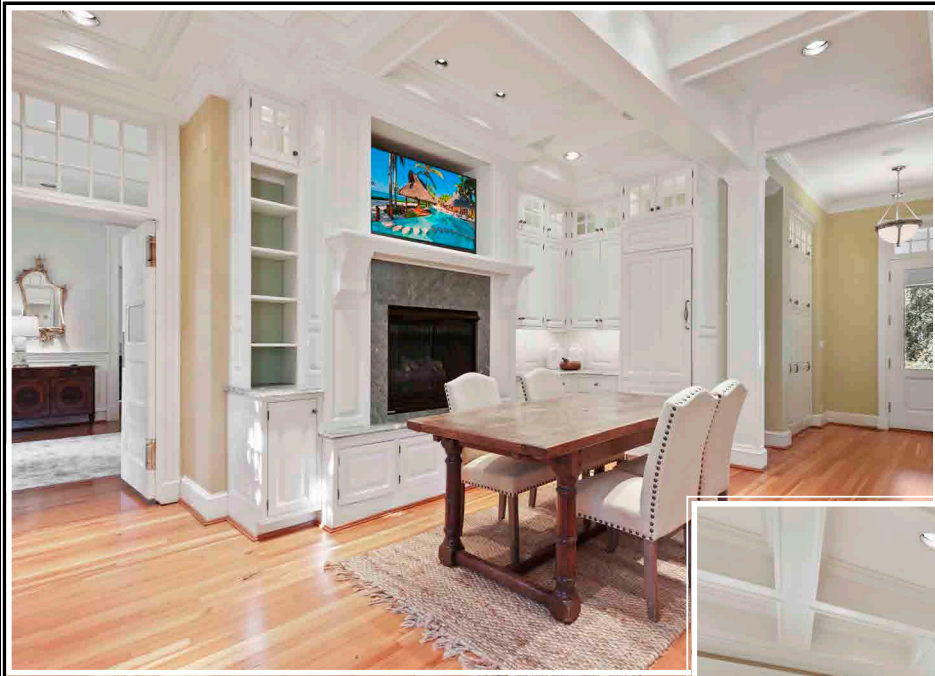


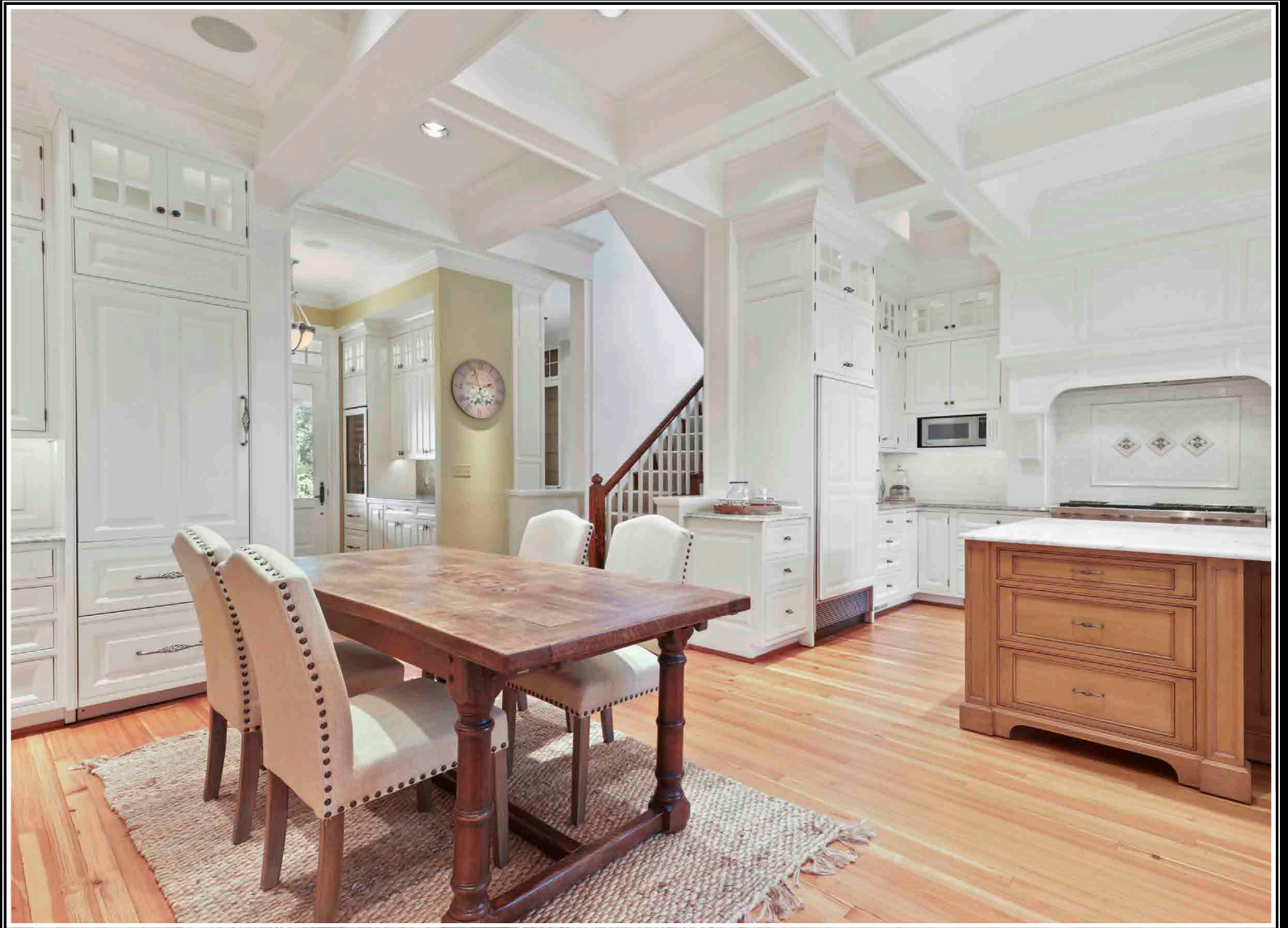




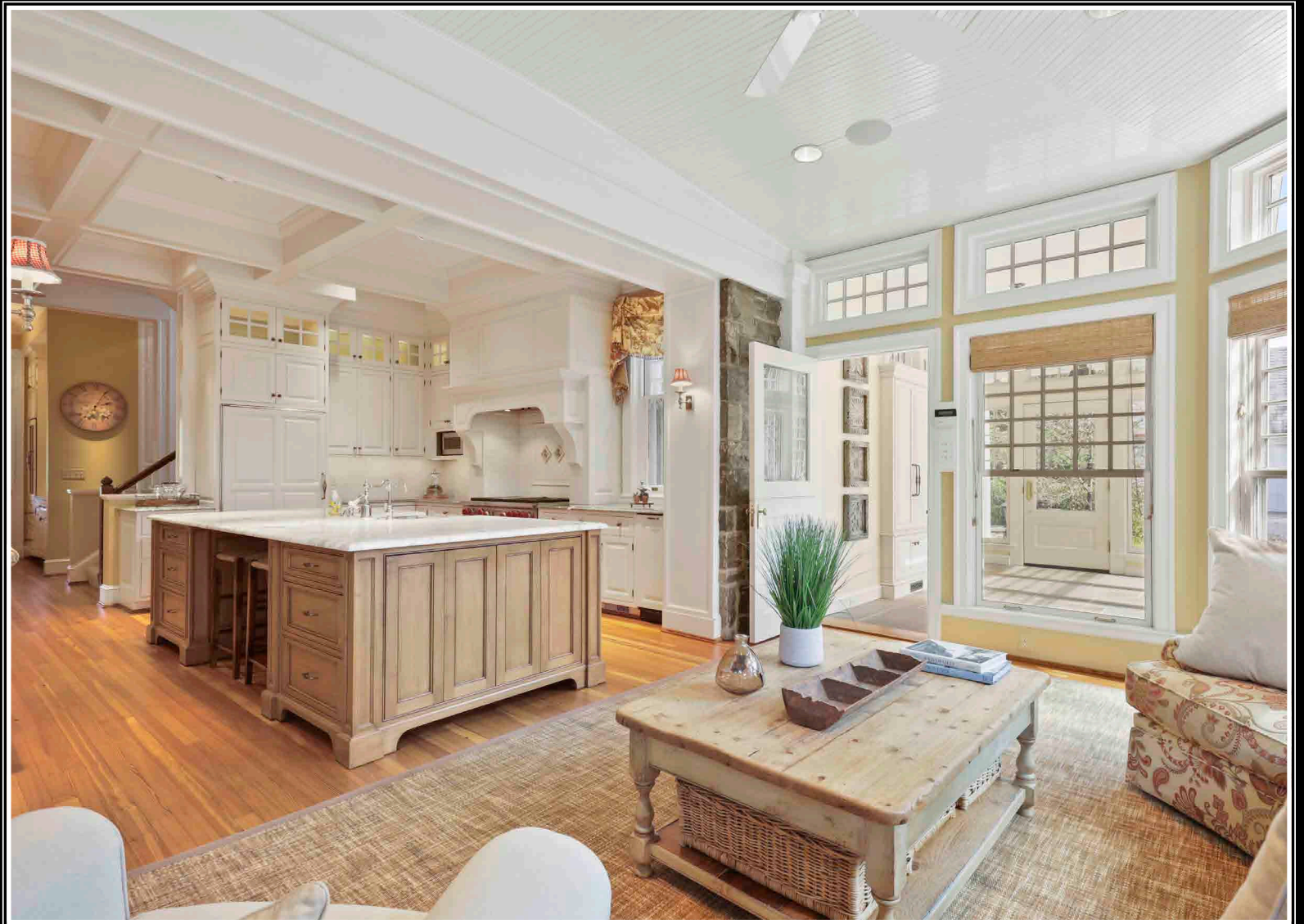








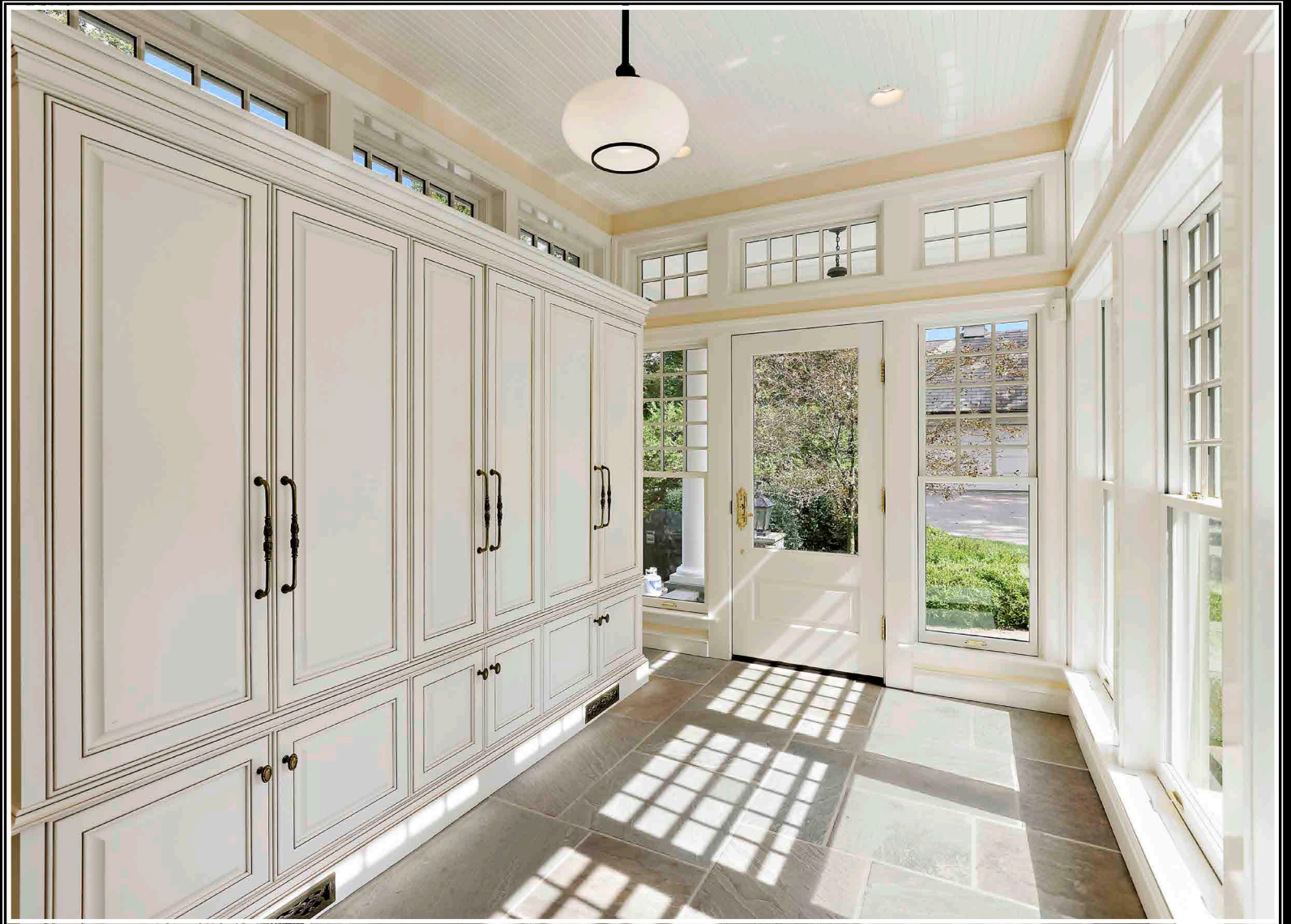




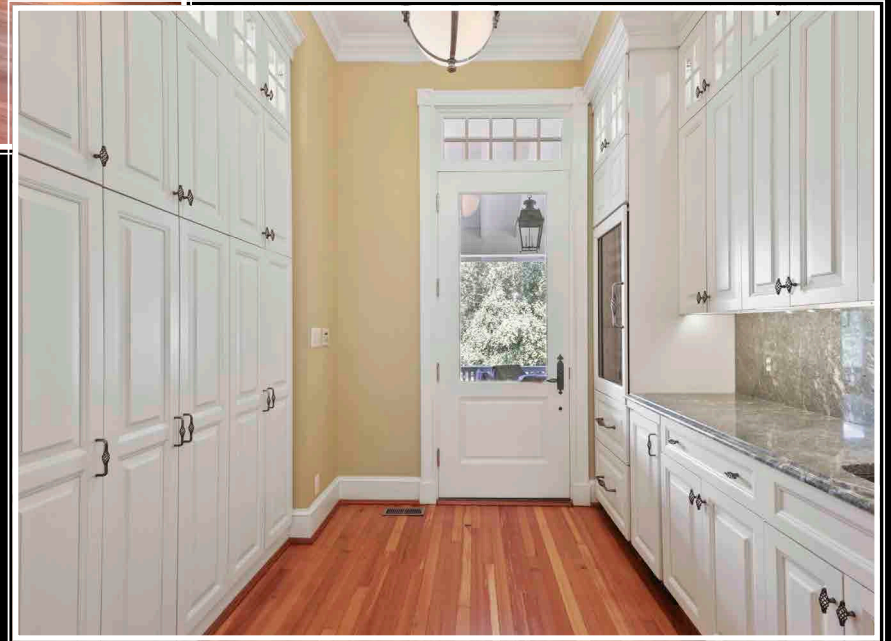
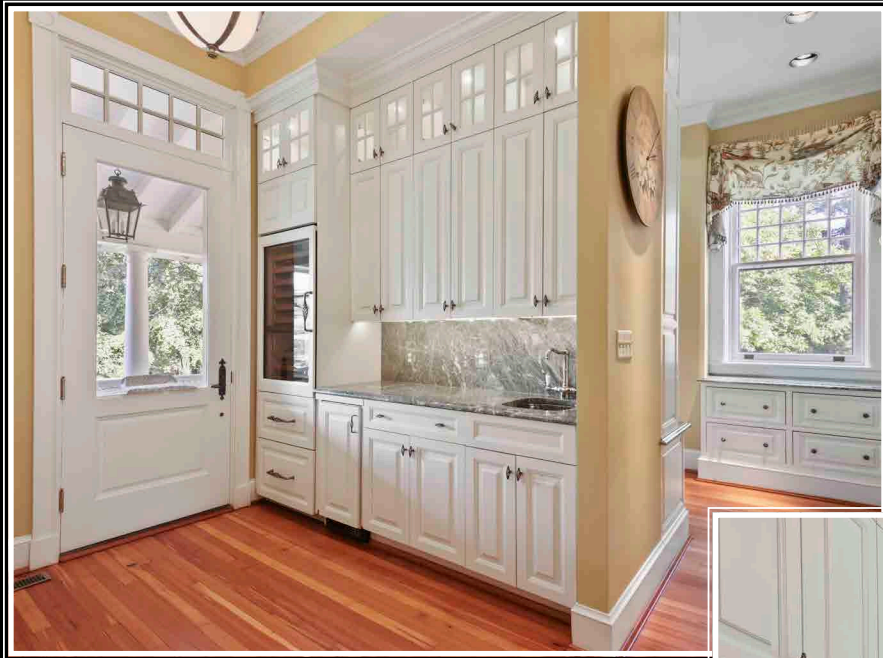




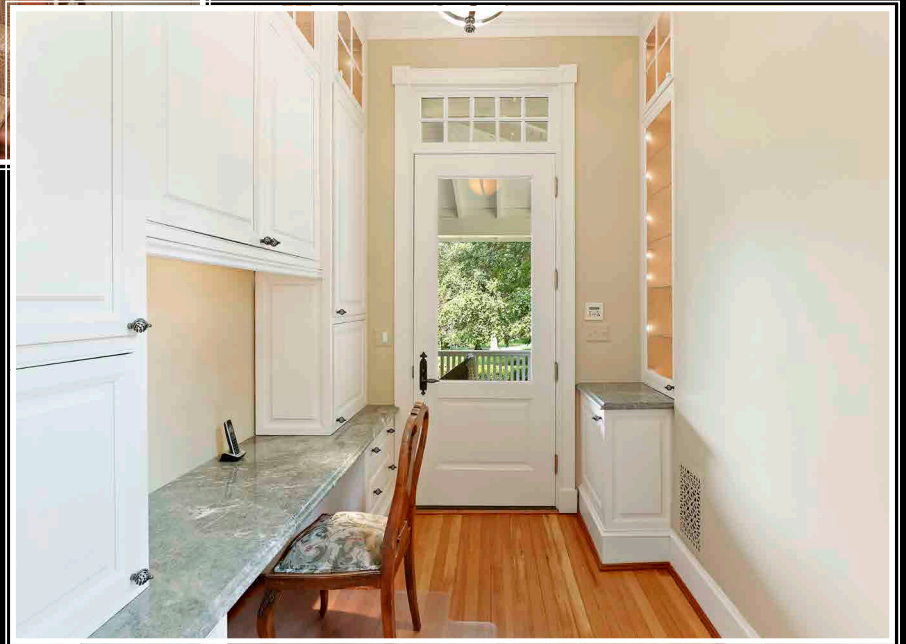
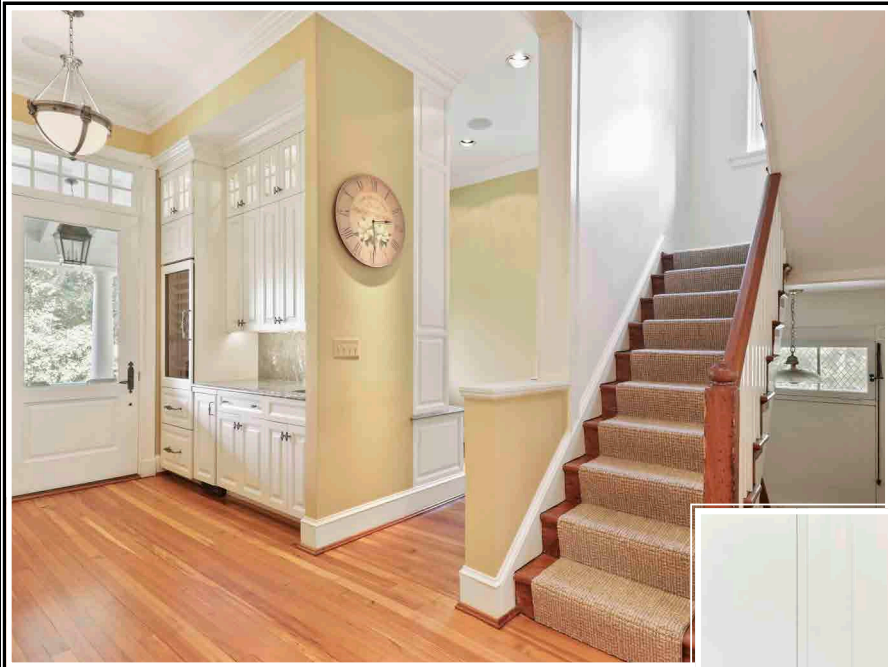




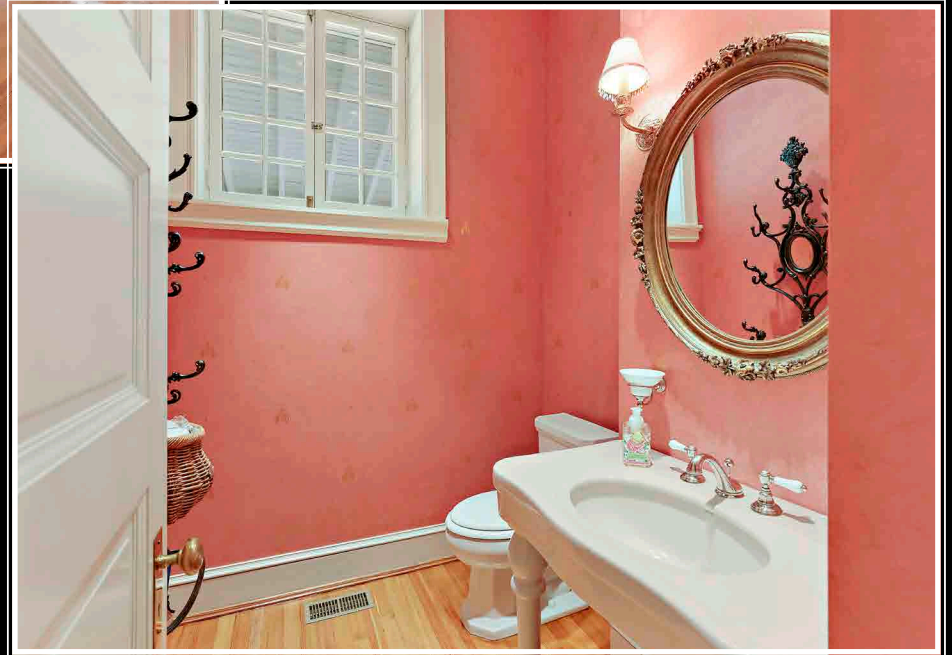
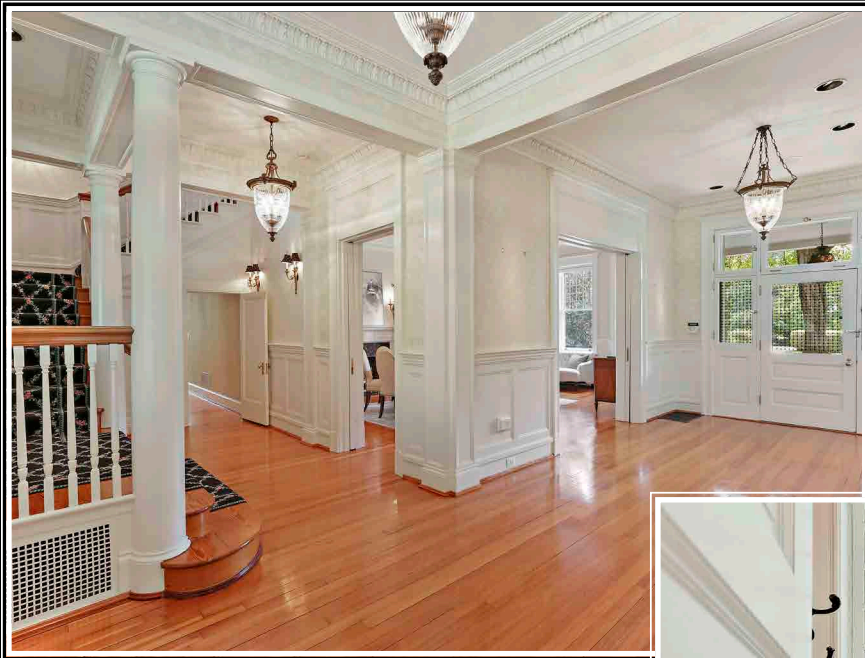




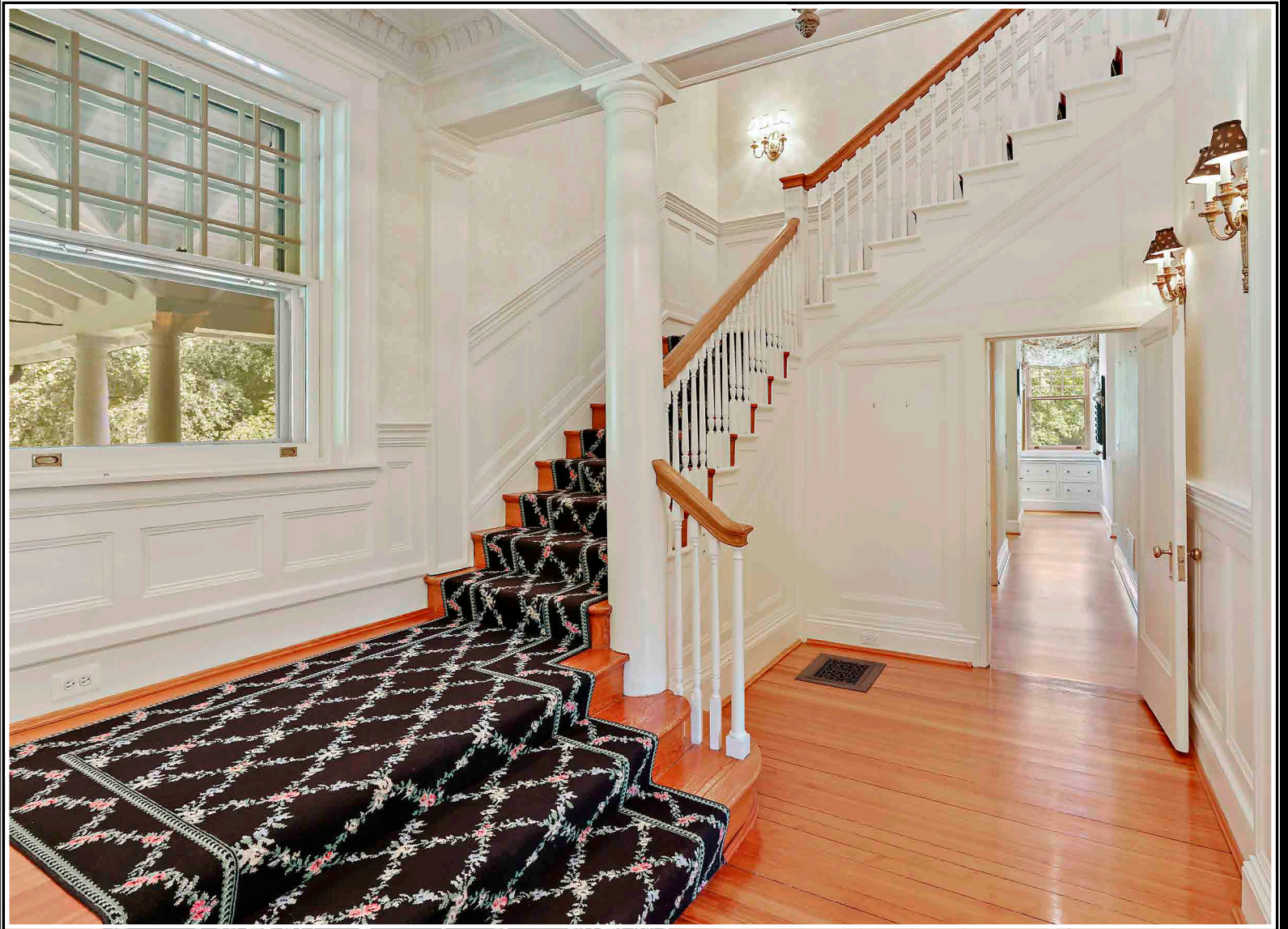


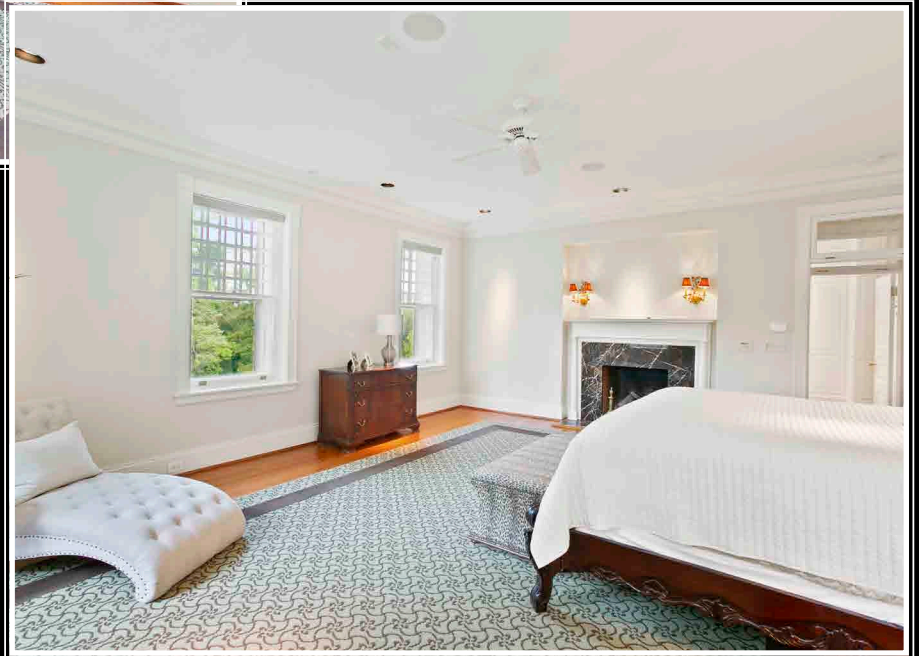
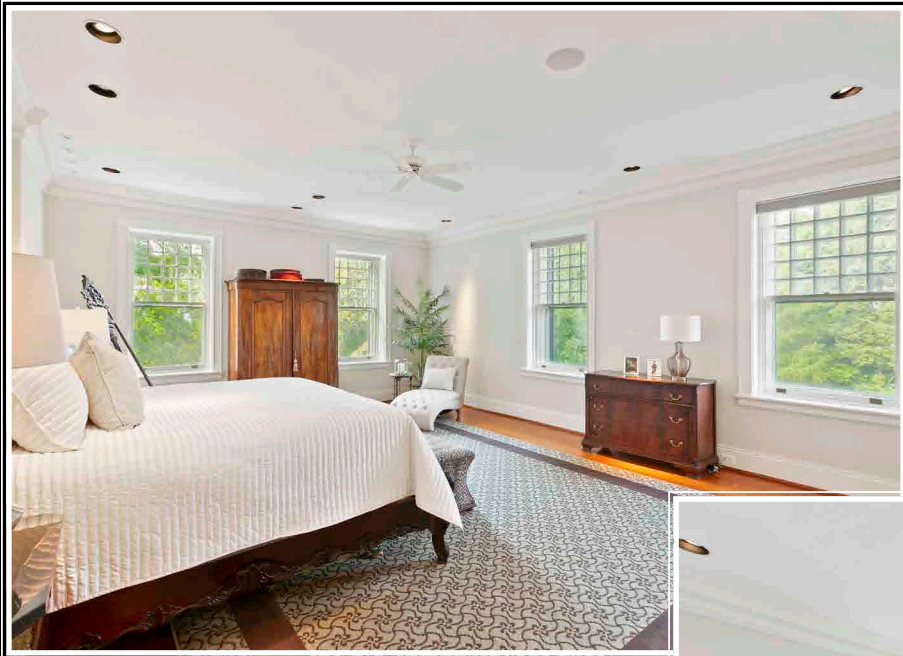




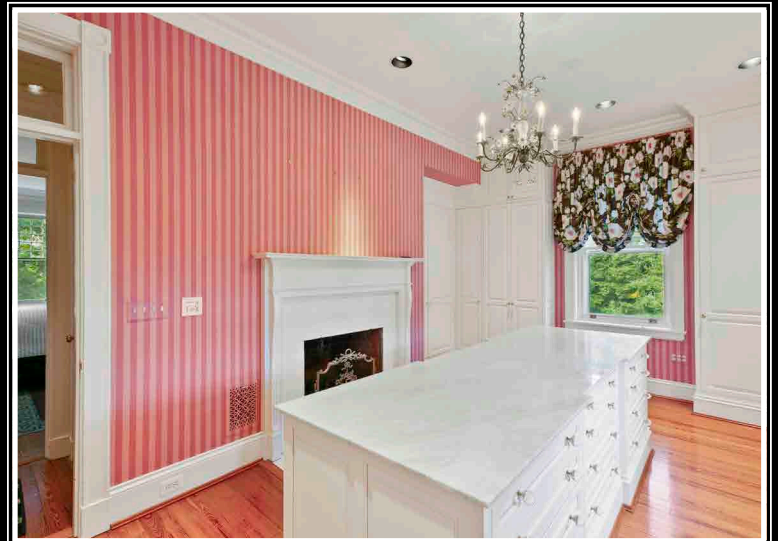
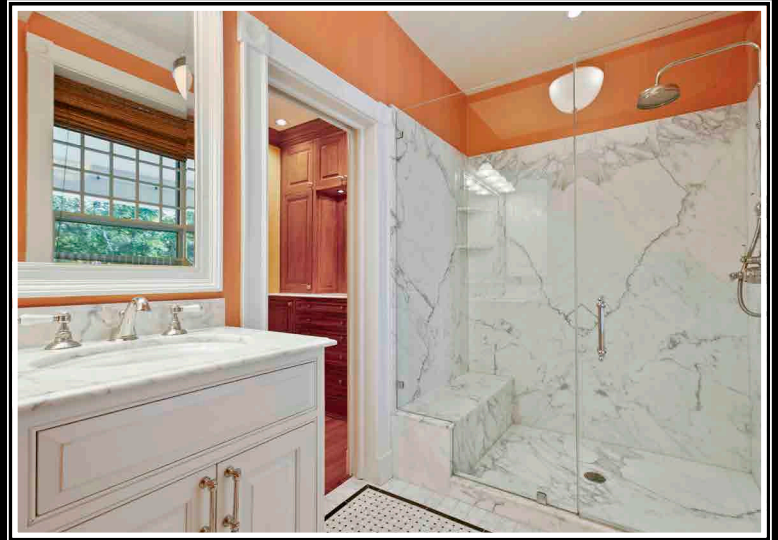
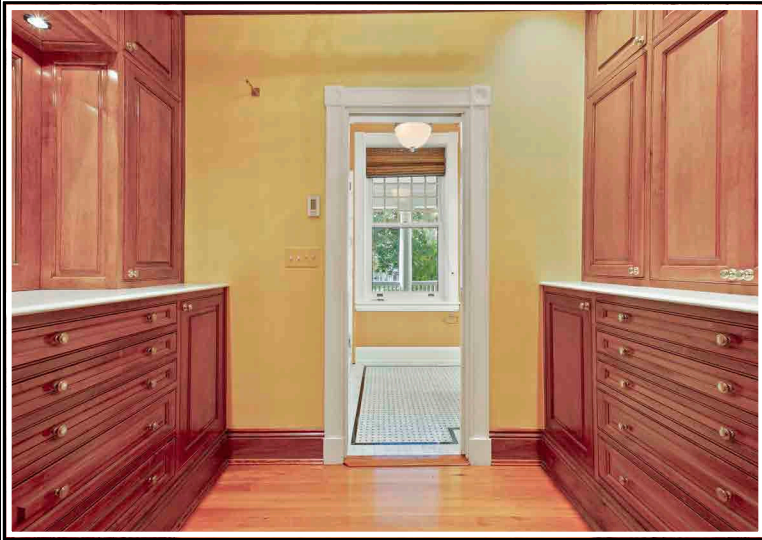




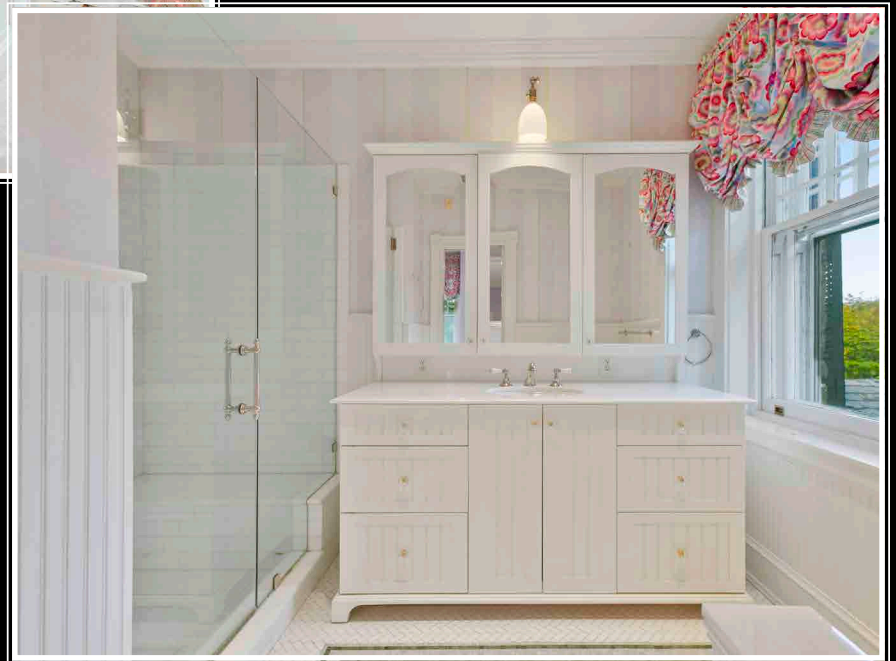




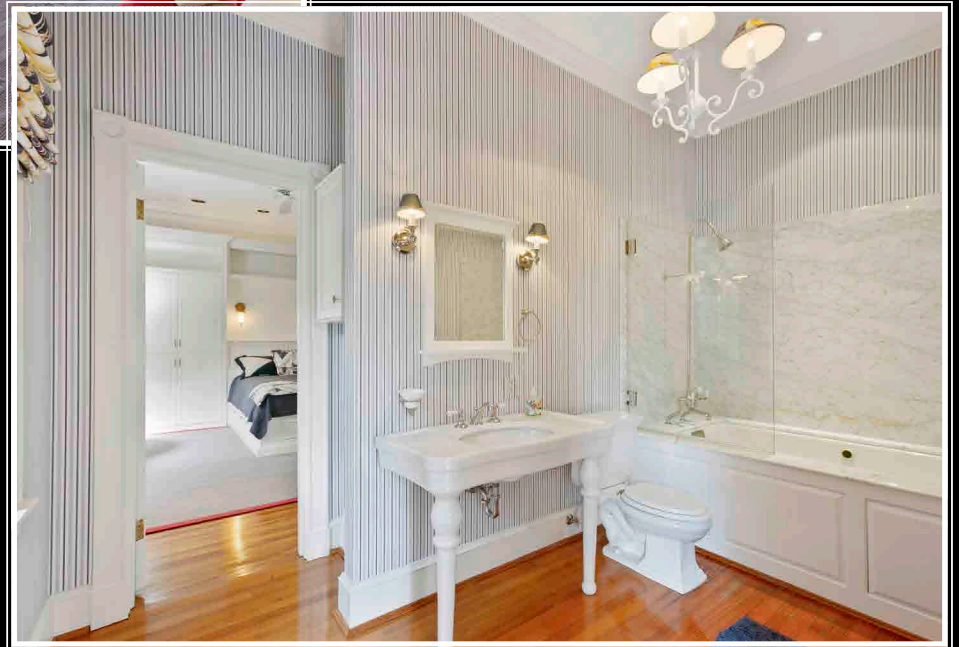
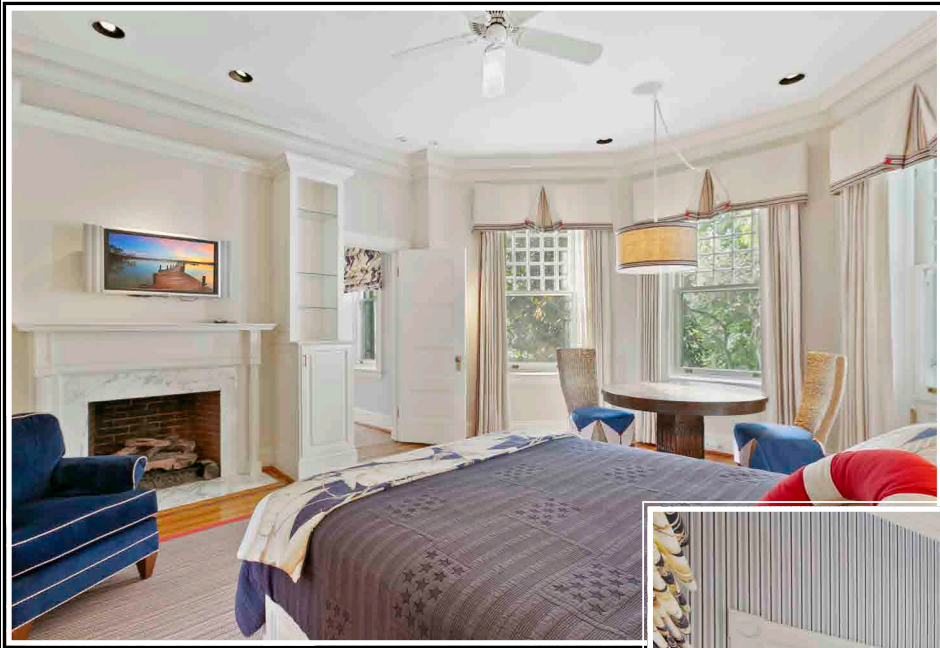






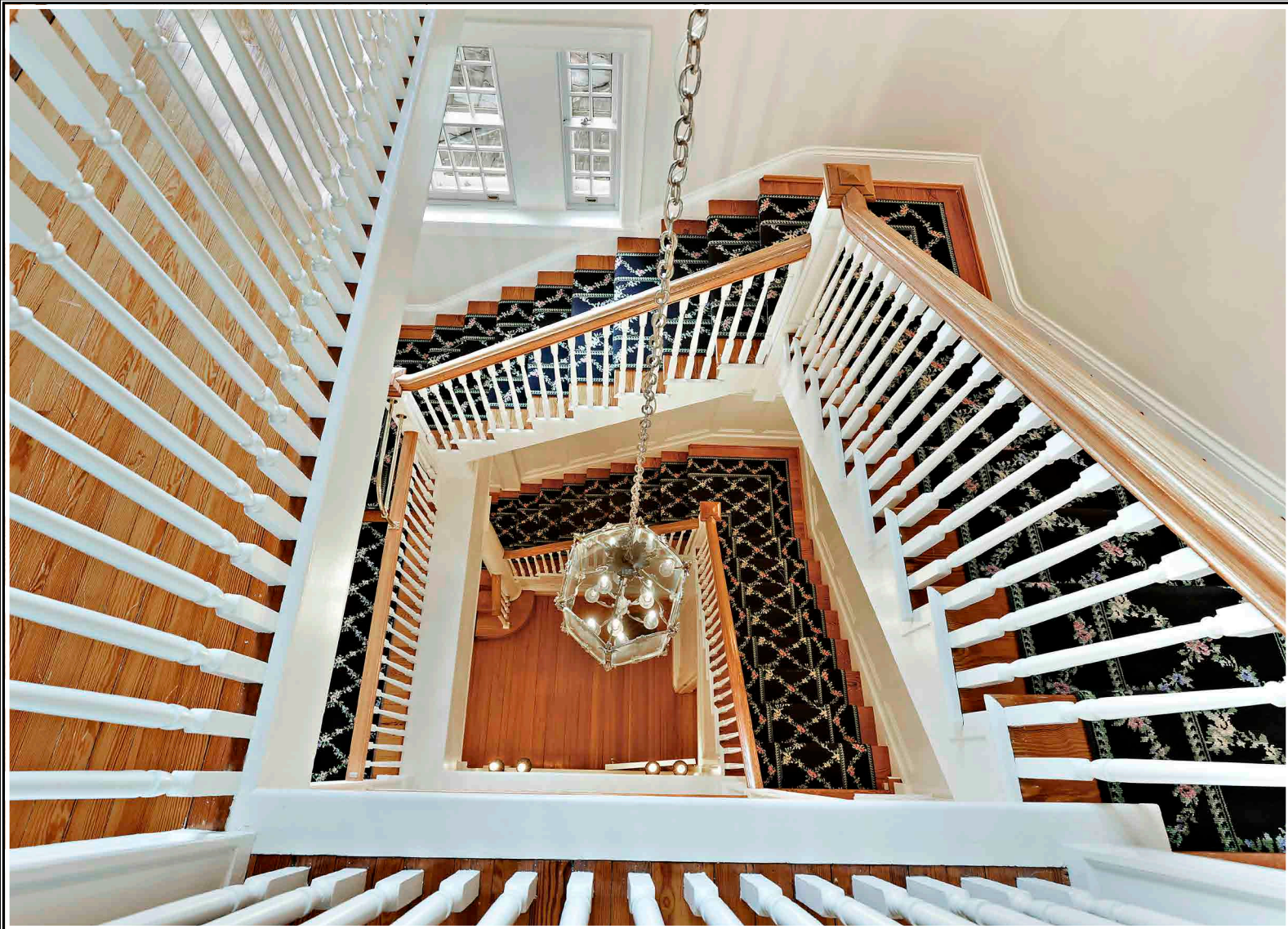


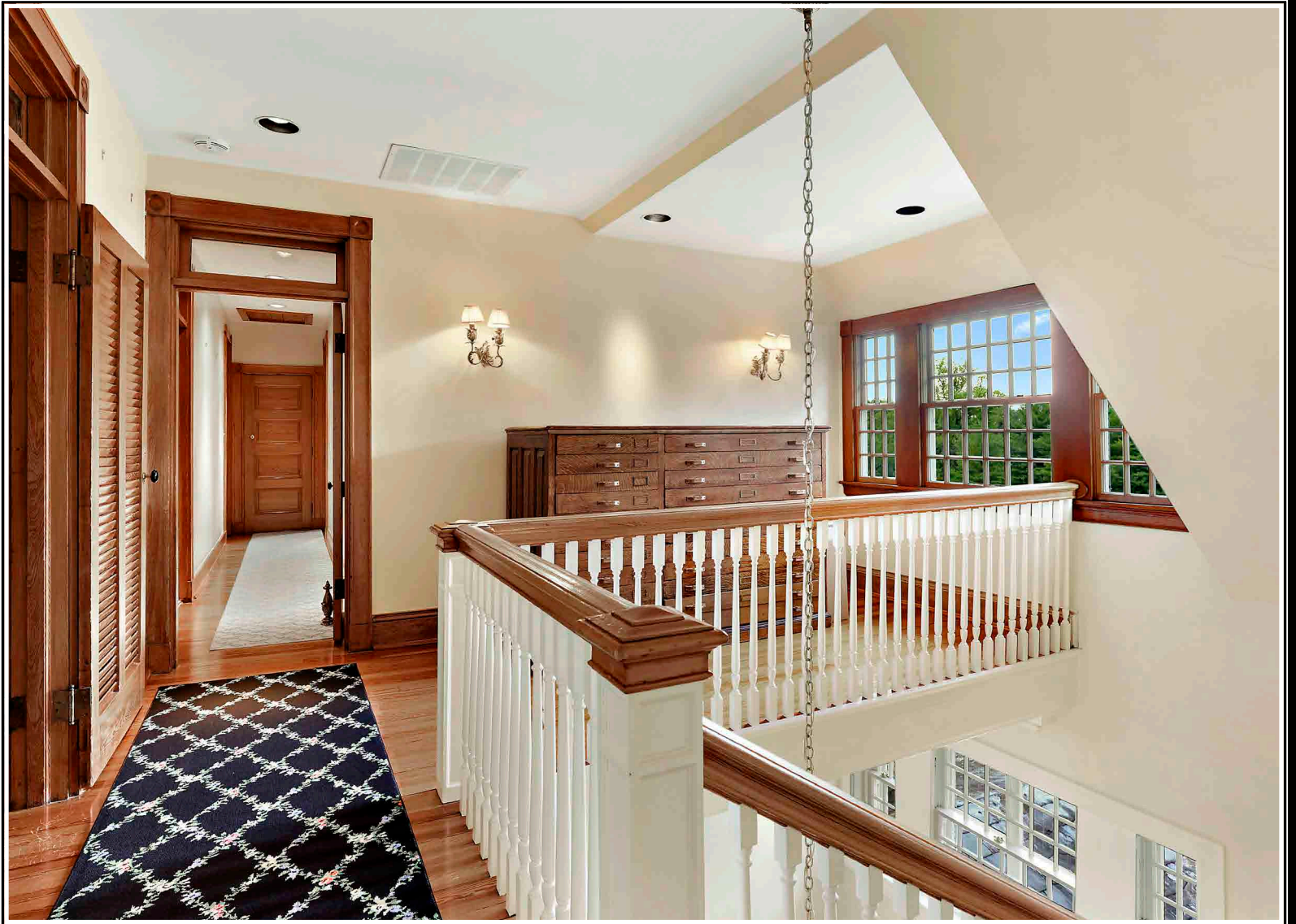




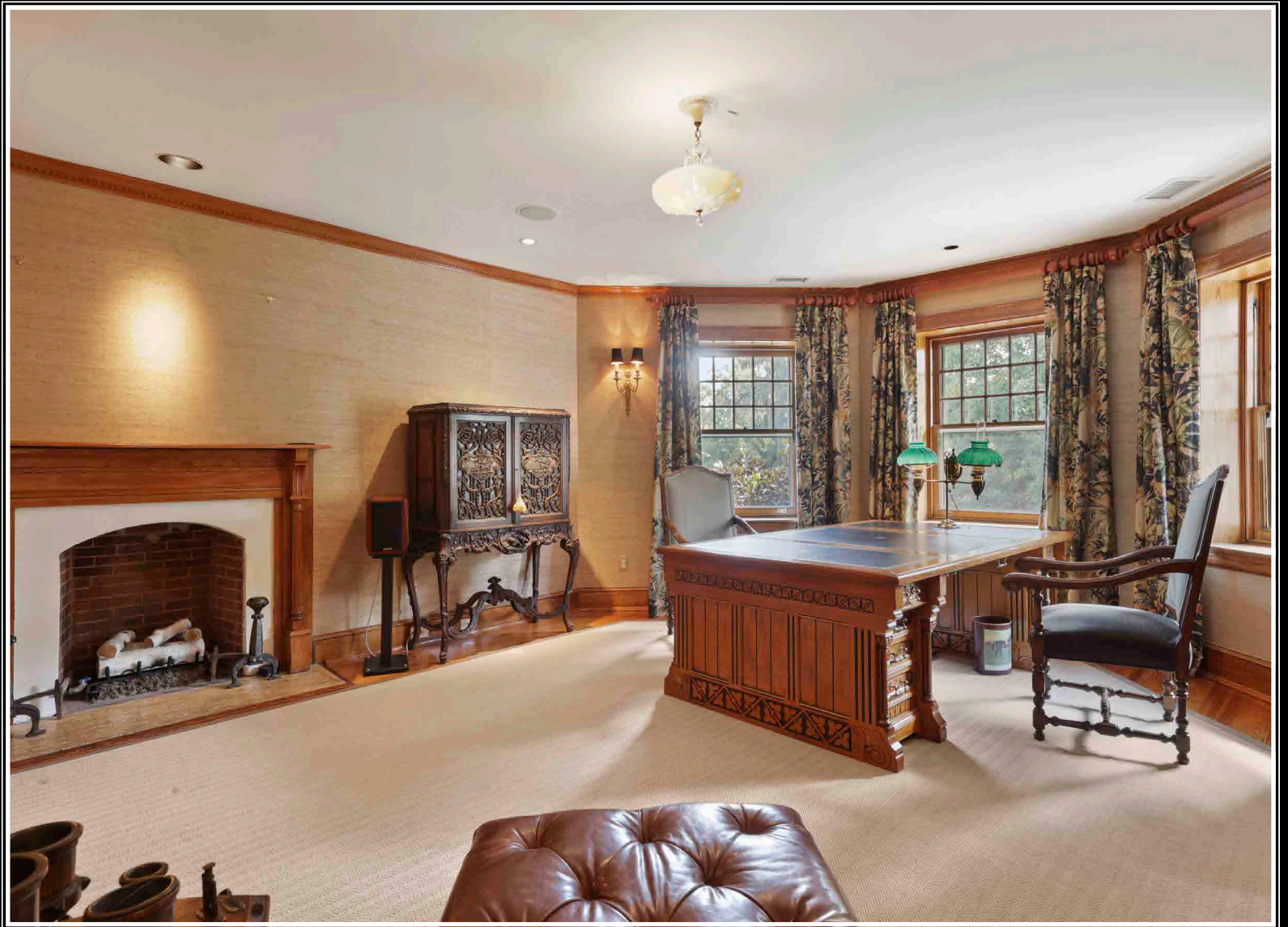


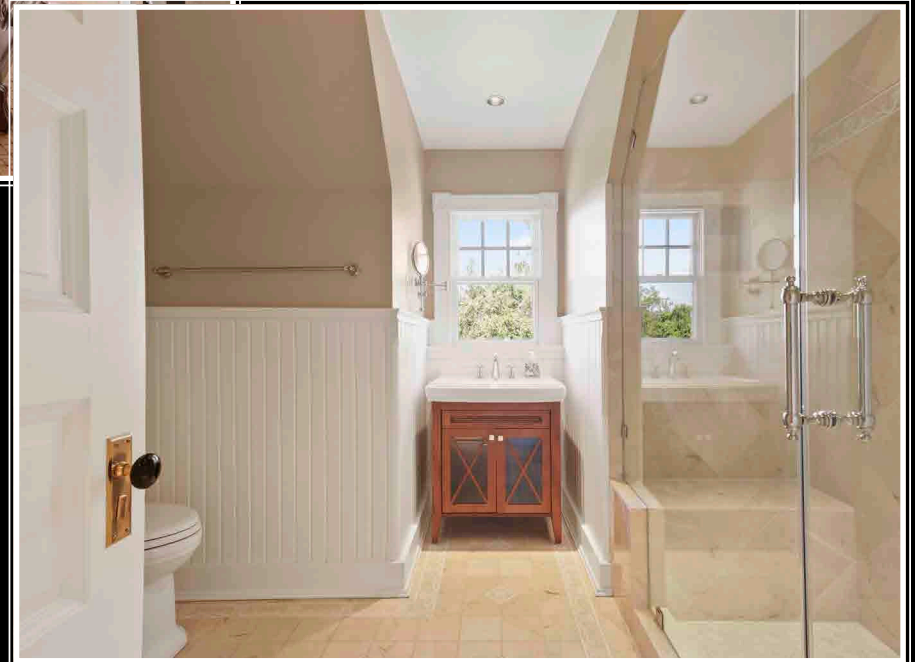
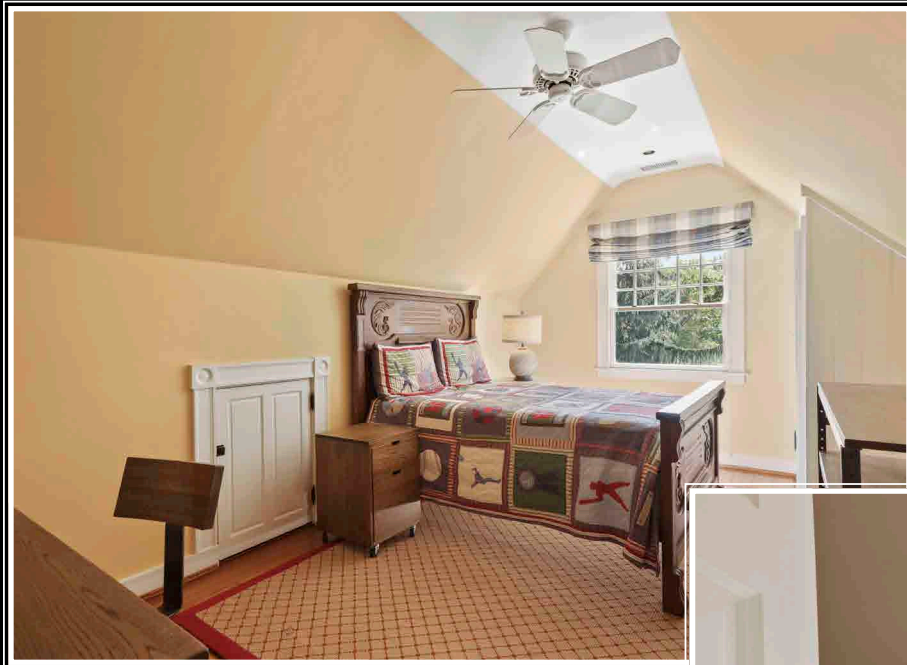








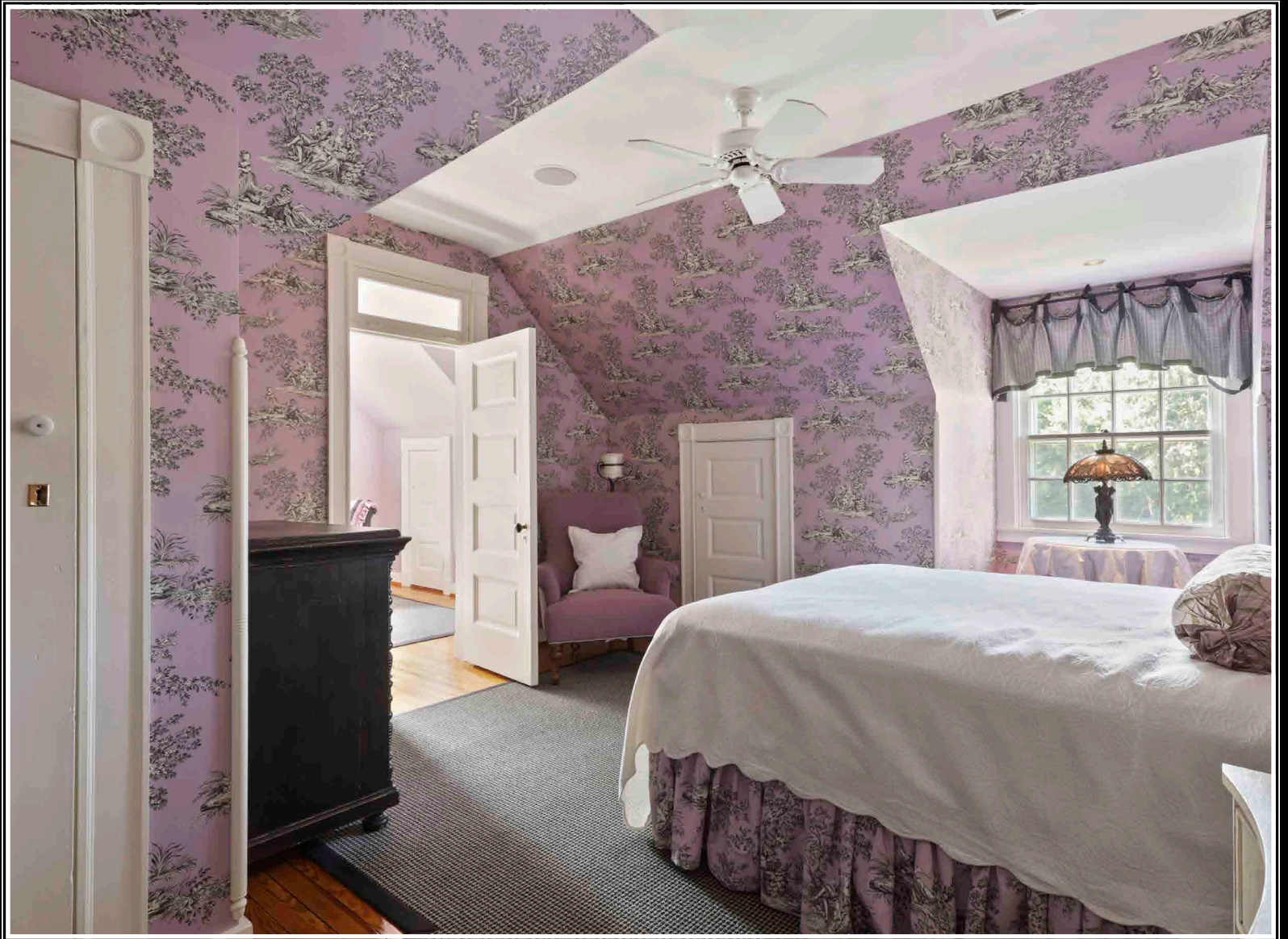


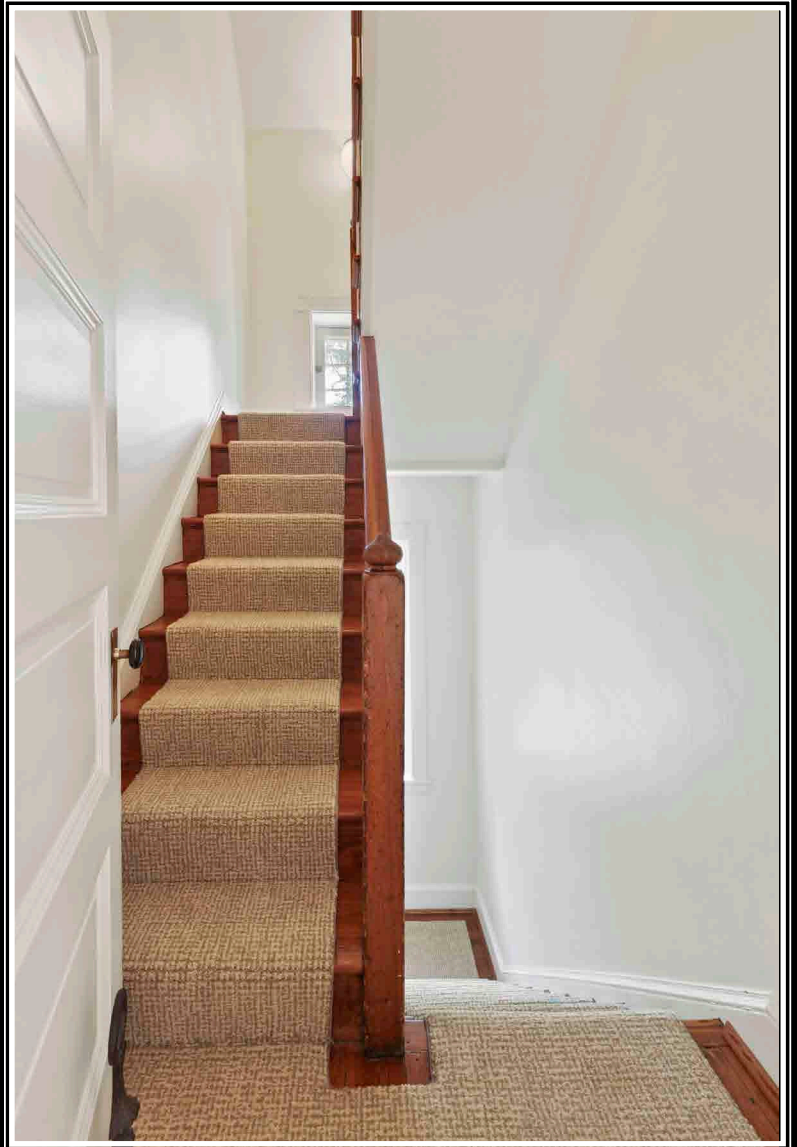
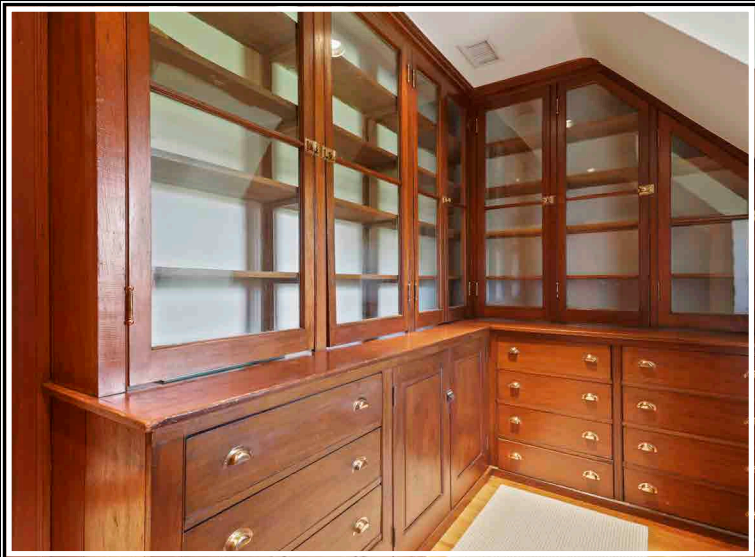
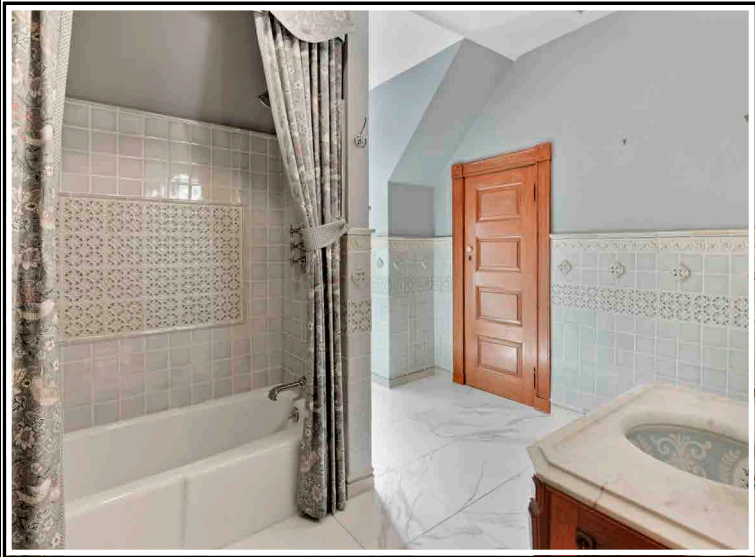








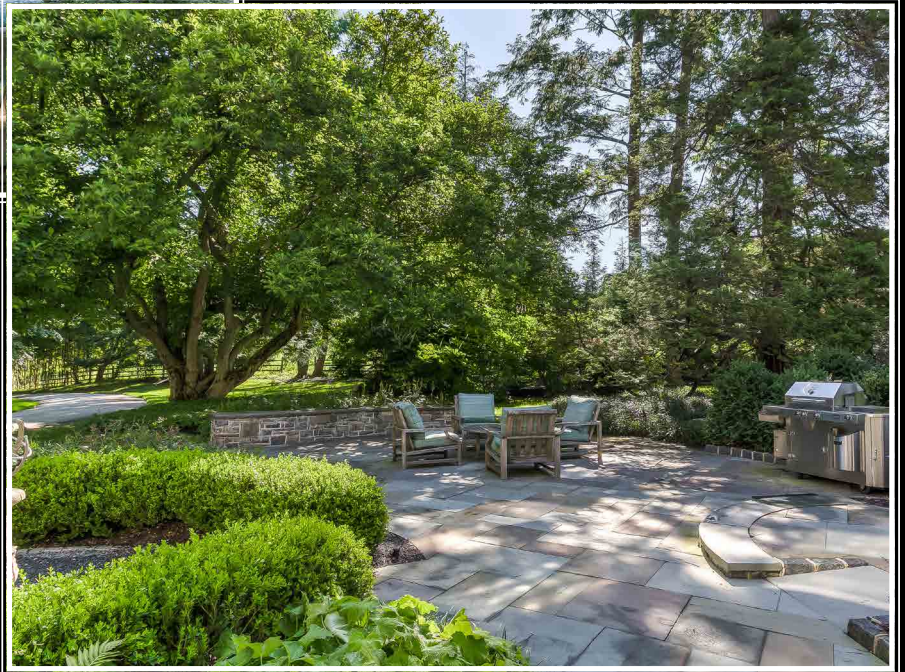




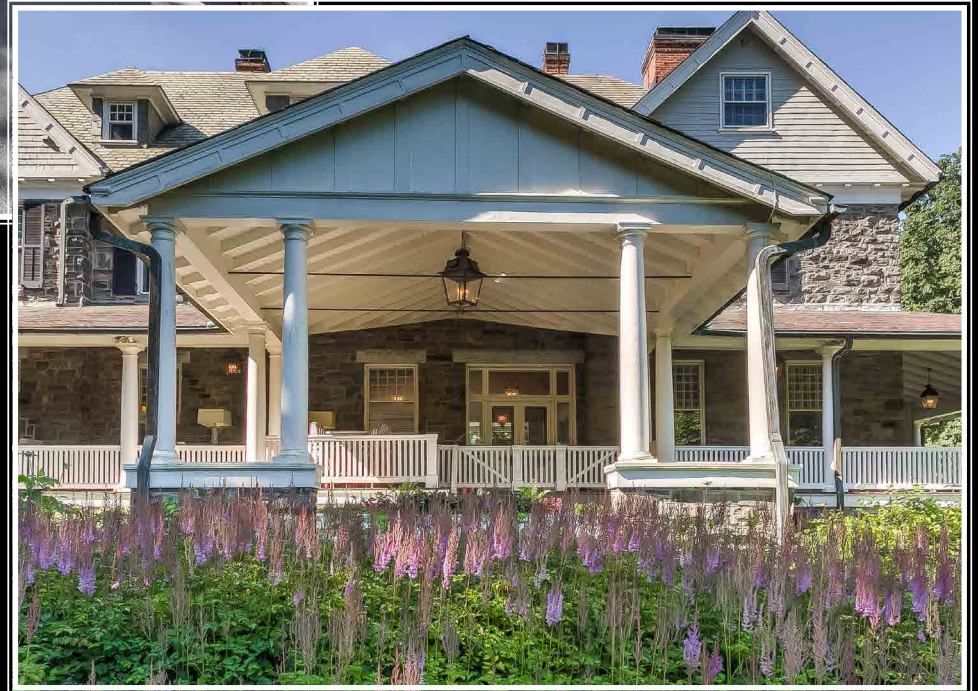










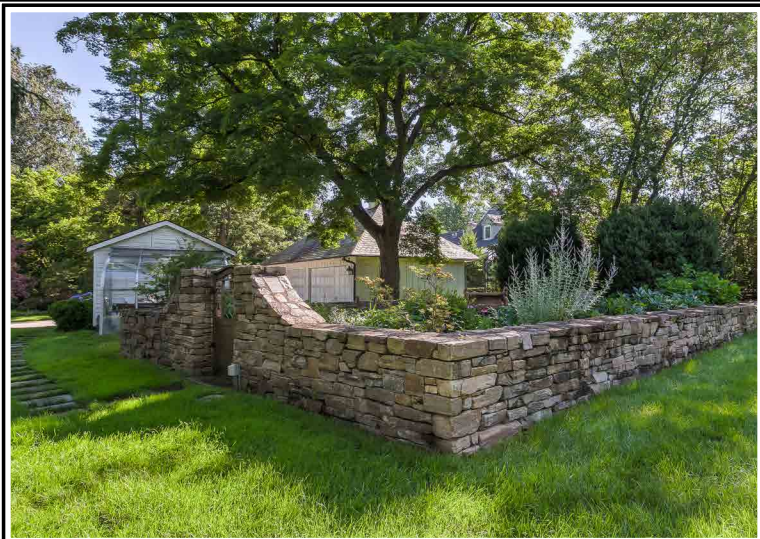




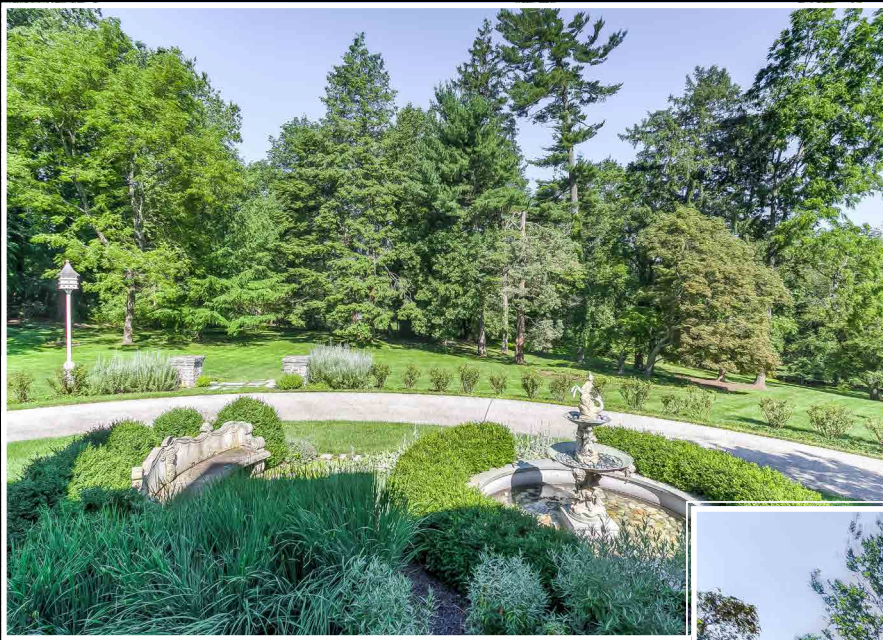




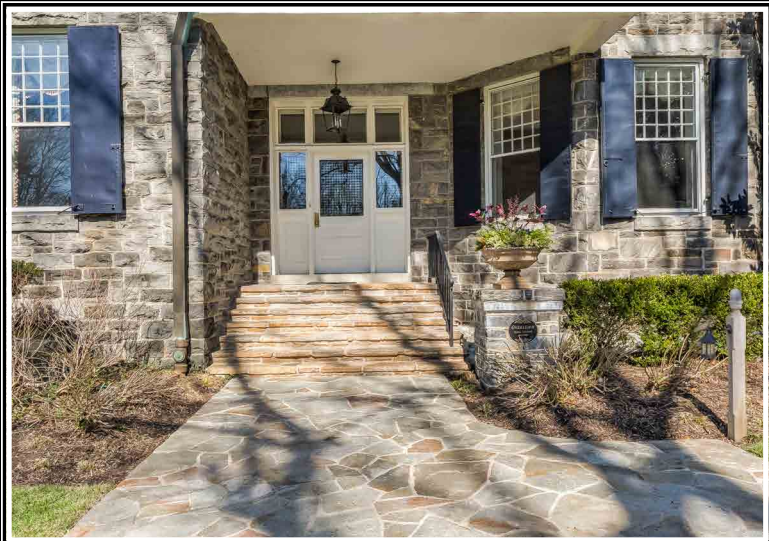
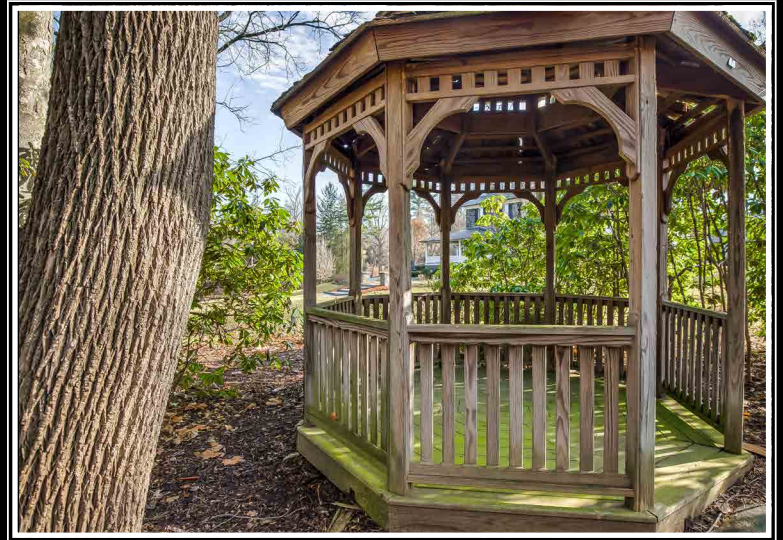
















# FEATURES

## RECEPTION HALL 28'0" X 10'7"

- Glazed & paneled entry door w/functioning casement sidelights & transoms
- Heart pine flooring
- Eleven-foot ceiling height- throughout 1st floor
- Brick fireplace w/gas insert, Colonial mantel, marble surround & hearth, relined chimney
- Highly ornamented deep crown molding w/ acanthus leaf detail
- Beam dividing hall w/Tuscan pilasters
- Paneled wainscot
- Recessed lighting
- Built-in ceiling speakers
- Two bronze finish hanging lights w/cut crystal globes
- Glazed & paneled double doors to Wrap-around Porch w/functioning casement sidelights & transoms
- Wide oversized double pocket doors to Dining Room
- Oversized double pocket doors to Study
- Oversized pocket door to Living Room
- Open flow to Stair Hall w/beam & Tuscan pilasters

## STAIR HALL 15'0" X 10'7"

- Open pine staircase framed w/Tuscan columns w/oak handrails, painted spindles & carpet runner
- Heart pine flooring
- Highly ornamented deep crown molding w/ acanthus leaf detail
- Paneled wainscot & staircase wall
- Window on 1st staircase landing
- Bronze finish hanging light w/cut crystal globe
- Two brass double wall sconce lights w/ shades
- Oversized pocket door to Dining Room

- 'Concealed' door to Service Hall- integrated into wall paneling

## LIVING ROOM 25'0" X 18'10"

- Heart pine flooring
- Brick fireplace w/Neo-Classical mantel, marble surround & hearth- fitted w/new gas logs & chimney relined
- Deep coved crown molding
- Three windows- 2 front windows w/ electronic shades
- Brass 8-light Neo-Classical chandelier w/'alabaster' shade
- Antique triple wall sconce lights w/shades
- Recessed lighting
- Built-in ceiling speakers
- Door to Study w/new mahogany transom
- Drapery treatments excluded

## DEN 19'0" X 14'2"

- Heart pine flooring
- Brick fireplace w/Neo-Classical mantel, ceramic tile surround & hearth and fireplace seating fender- fitted w/new gas logs & chimney relined
- Architectural solid walnut built-in media center w/burled recessed panels & arched display niche- wired for whole-house media- electronic components included
- Six-light chandelier with shades
- Flat screen TV in niche above fireplace
- Two windows w/pleated shades
- Oversized solid mahogany glazed exit door w/transom to Wrap-around Porch
- Recessed lighting
- Built-in ceiling speakers
- Paneled wainscot
- Deep coved crown molding
- Drapery treatments excluded

## DINING ROOM 22'6" X 17'0"

- Heart pine flooring
- Fireplace w/Neo-Classical mantel, marble surround & hearth, gas hookup & relined chimney
- Full-width, full height bay w/3 windows featuring custom swag treatments
- Original built-in full height illuminated china cabinet w/leaded glass doors

- Paneled wainscot w/classical chair rail detail
- Deep coved crown molding w/classical detail
- Recessed lighting
- Two antique triple wall sconce lights w/ shades
- Over-mantel mirror
- Built-in ceiling speakers
- Paneled swinging door to Kitchen w/frosted glass panel & transom; original signed 1880 solid brass hinge
- Chandelier excluded
- Cast iron fireplace insert excluded

## KITCHEN 24'10" X 24'0"

- Trish Houck/Kitchen Concepts design featuring custom Prevo solid wood raised panel cabinetry
- Refinished heart pine flooring
- Coffered ceiling lined w/crown molding
- Prevo custom solid wood raised panel full height cabinetry in white dove finish (light cherry island) including island/breakfast bar, planning desk, illuminated upper-tier glass front cabinets, lazy-Susan cabinet, pull-out trays, lined silver drawers, 2 spice drawers, pull-out towel rack, tray racks, bookcase, microwave shelf, trash/recycle bin, bracketed range hood enclosure & matching built-up crown molding
- Imported French 'birdcage' pulls
- Costa Esmerelda granite counters w/ Carrera marble counter on island
- Subway crackle glaze ceramic tile back splashes w/decorative ceramic tile panel above range w/bee detail
- Sub-Zero refrigerator w/matching front panel
- Sub-Zero freezer w/2 lower freezer drawers & matching front panels
- Wolf 6-burner gas range w/griddle & 2 thermal convection ovens
- Dacor commercial grade range hood w/ halogen surface lighting
- Two KitchenAid 'concealed' dishwashers w/ matching front panels
- KitchenAid trash compactor

- Constructed marble double sink on island w/Insinkerator disposal
- Concealed TV/entertainment cabinet in island facing Family Room- TV included
- Breakfast area (15x11) at raised gas fireplace w/bracketed mantel shelf, granite surround & hearth w/concealed storage below
- Samsung flat screen TV in niche above fireplace
- Extensive recessed lighting
- Halogen under-cabinet surface lighting
- Built-in ceiling speakers
- Two pewter finish wall sconce lights w/ shades
- Two windows
- Open pine staircase to upper levels w/ hardwood handrails & carpet runner
- Open pine staircase to Lower Level w/ carpet runner & exit door on landing for easy access to Basement
- Open flow to Butler's Pantry
- Access to Office
- Service Hall to Stair Hall w/Powder Room & large walk-in closet
- Open flow through wide paneled portal to Family Room
- Custom window treatments excluded



#### FAMILY ROOM

18'0" X 13'6"

- Refinished heart pine flooring w/separate zone radiant heat
- Pella windows
- Oversized full width bay w/3 double windows w/transoms
- Additional double window & single window w/transoms
- Woven wood window shades & window treatment accents
- Dutch door leading to Mudroom
- Beaded board ceiling
- Recessed lighting
- Casablanca ceiling fan
- Built-in ceiling speakers
- Tuscan pilasters on stone walls flanking portal to Kitchen
- Access to Mudroom

#### BUTLER'S PANTRY

8'6" X 8'4"

- Open flow from Kitchen
- Refinished heart pine flooring
- Custom full height cabinetry matching Kitchen including illuminated upper tier glass front display cabinets, pantry cabinets & pull-out trays
- Costa Esmerelda granite counters & back splash matching Kitchen
- Sub-Zero dual zone glass door wine/beverage cooler w/2 lower refrigerator drawers
- Scotsman ice maker
- Hammered nickel plated under-mounted prep sink w/Insinkerator disposal
- Halogen under cabinet surface lighting
- Hanging pewter finish light w/milk-glass shade
- Built-up crown molding
- Oversized solid mahogany glazed exit door w/transom to Wrap-around Porch

#### OFFICE

12'6" X 8'3"

- Refinished heart pine flooring
- Custom full height cabinetry matching Kitchen including desk, horizontal file drawers, storage cabinets, glass door display cabinet, illuminated upper tier glass front display cabinets & pull-out trays for equipment
- Costa Esmerelda granite tops & work surfaces matching Kitchen
- Window
- Oversized solid mahogany glazed exit door w/transom to Wrap-around Porch
- Hanging pewter finish light w/milk-glass shade
- Recessed lighting
- Halogen under cabinet surface lighting for desk
- Built-in ceiling speakers
- Built-up crown molding
- Custom window valence excluded

### MUDROOM 15'0" X 9'0"

- Seamless addition- built 2015
- Bluestone floor
- Beadboard paneled ceiling
- Triple window w/transoms
- Glazed entry door w/transom flanked by 2 additional windows w/transoms
- Three transom windows above built-in
- Custom built-in mudroom locker cabinetry including coat closets, storage cabinets, shoe shelving & charging station drawer
- Recessed lighting
- Pendant light

### POWDER ROOM

- Entry door from Service Hall w/ functioning transom

- Heart pine flooring
- Console sink w/framed oval mirror & 2 brass wall sconce lights w/shades
- Double casement window
- Recessed lighting
- Exhaust fan

### SECOND FLOOR

- 10-Foot, 6-Inch Ceiling Height

### HALL

- Heart pine flooring
- Landing for main staircase w/banister overlook to Hall below
- Staircase continues to 3rd Floor w/solid brass handrail at 1st landing

- Beam at staircase w/2 Tuscan columns & 2 pilasters
- Oversized hanging French style brass lantern w/beveled glass panels- suspended from 3rd floor ceiling in stairwell
- Brass triple wall sconce light w/shades on staircase landing
- Recessed lighting
- Deep coved crown molding
- Wide triple window
- Door w/transom to 2nd Floor Sitting Room

### PRIMARY SUITE

### PRIVATE HALL

- Heart pine flooring
- Wall of full height solid wood custom built-in wardrobe cabinetry
- Linen closet
- Deep coved crown molding
- Recessed lighting
- Hanging bronze-finish light w/cut crystal globe & smoke shield
- Pocket door to Dressing Room 2 & Primary Bath 2
- Door w/transom to Dressing Room 1 & Primary Bath 1
- Door w/transom to Primary Bedroom

### PRIMARY BEDROOM 22'7" X 19'2"

- Heart pine flooring
- Brick fireplace w/remote controlled gas logs, Colonial mantel, marble surround & hearth
- Four windows w/pleated shades & custom drapery treatments
- Deep coved crown molding
- Recessed lighting
- Reading lighting above bed
- Built-in ceiling speakers
- Two antique double wall sconce lights w/ shades above mantel
- Casablanca ceiling fan
- Alarm keypad

### DRESSING ROOM #1 19'2" X 12'4"

- Heart pine flooring
- Brick fireplace w/Classical mantel, vintage ceramic tile & hearth, gas log insert
- Extensive custom full height built-in raised



panel wardrobe cabinetry including island, velvet lined jewelry drawers, lingerie drawers, extensive shoe racks, closets, upper storage cabinets, roll-out trays, built-in window seat/storage & dove-tailed drawer detail

- Rare Ming marble top on island
- Two windows w/pleated shades
- Custom Scalamandre window seat cushion
- Deep crown molding
- Chandelier
- Recessed lighting
- Built-in ceiling speakers
- Pocket door access to Primary Bath #1
- Custom window treatments excluded

#### PRIMARY BATH #1

- Inlaid Thassos & Ming mosaic marble floor w/radiant heat
- Extra wide Prevo custom raised panel vanity w/matching mirror door medicine cabinet, Thassos marble top, Kohler under mount basin
- Custom framed triple mirror above vanity w/antique triple wall sconce lights
- Jetted Kohler soaking tub w/Thassos marble platform top, raised panel front apron, marble subway back splash & hand-held shower
- Steam shower stall w/Thassos marble subway tile walls & ceiling, built-in bench, marble floor, toiletry niche, recessed halogen light & glass enclosure
- Window w/pleated shade
- Deep crown molding
- Crystal pendant light
- Recessed lighting
- Built-in ceiling speakers
- Exhaust fan
- Custom window treatment excluded

#### DRESSING ROOM #2 10'3" X 6'2"

- Pocket door access from Private Hall
- Heart pine flooring
- Two walls of full-height custom built-in light cherry wardrobe cabinetry including belt/hosiery drawers, shelved cabinets, upper storage cabinets, beveled mirror niche w/halogen lighting, matching deep crown & dove-tailed drawer detail

- Marble tops
- Hanging brass light w/glass shade
- Recessed lighting
- Built-in ceiling speaker
- Pocket door to Primary Bath #2

#### PRIMARY BATH #2

- Inlaid mosaic marble floor w/radiant heat
- Extra high raised panel vanity w/marble top, matching medicine cabinet, Kohler under mount basin, framed beveled mirror & overhead lighting
- Oversized shower stall w/book-matched Carrera marble walls, marble floor, marble built-in seat, built-in toiletry shelves, rainforest shower, adjustable handheld shower, recessed halogen light & glass enclosure
- Window w/woven wood shades
- Hanging nickel plated light w/milk glass globe
- Built-in ceiling speakers
- Exhaust fan

#### BEDROOM #2 18'9" X 17'0"

- Entry door w/transom
- Heart pine flooring
- Brick fireplace w/Colonial mantel, marble surround & hearth- nonfunctioning w/gas logs
- Custom built-in raised panel cabinetry flanking fireplace w/glass-shelf bookcases & base cabinetry including separately zone media center
- Custom built-in bedwall cabinetry including flanking wardrobe cabinets, open shelving & headboard cabinets
- Full width bay w/2 windows & jib door to covered 2nd story porch
- Custom drapery treatments & pleated shades
- Deep coved crown molding
- Recessed lighting
- Pendant light w/drum shade
- Two 'rope & tassel' wall sconce lights w/shades
- Built-in ceiling speakers
- Casablanca ceiling fan
- Private Bath

#### BATH

- Heart pine flooring
- Porcelain console vanity w/wood framed mirror, wall mount soap dish & 2 wall sconce lights w/shades
- Oversized, deep cast iron jetted soaking tub/shower combination w/marble slab surround, waterfall faucet & glass partition
- Window w/pleated shade & custom Roman shade
- Deep crown molding
- White metal 3-light chandelier
- Recessed lighting
- Built-in ceiling speaker
- Exhaust fan

#### BEDROOM #3 SUITE

##### PRIVATE HALL

- Heart pine flooring
- Deep coved crown molding
- Hanging bronze-finish light w/cut crystal globe & smoke shield
- Recessed lighting
- Door w/transom to Back Staircase
- Door w/transom to Dressing Room
- Door w/transom to Bedroom #3

#### BEDROOM #3 17'0" X 15'1"

- Heart pine flooring
- Brick fireplace w/Victorian mantel, marble surround & hearth
- Three windows w/pleated shades & custom drapery treatment
- Custom bedwall hangings
- Door to rooftop Trex deck w/pleated shade
- Deep coved crown molding
- Recessed lighting
- Built-in ceiling speakers
- Casablanca ceiling fan
- Bath #3 access
- Wall sconce lights excluded

#### DRESSING ROOM 17'2" X 12'3"

- Pure wool wall-to-wall carpeting
- Brick fireplace w/Victorian mantel, vintage ceramic tile surround & hearth
- Extensive custom built-in raised panel wardrobe cabinetry including island, closets, built-in dressing table w/beveled

plate glass mirror & wall sconce lighting, velvet lined jewelry drawers, lingerie drawers, upper storage cabinets, built-in window seats & dove tailed drawer detail

- Carrera marble tops
- Closet
- Three windows w/pleated shades & custom window treatments
- Deep crown molding
- Chandelier
- Recessed lighting
- Built-in ceiling speakers
- Pocket door to Bath

#### BATH

- Inlaid mosaic marble floor w/radiant heat
- Custom Prevo vanity w/bead board detail, marble top, Kohler under-mount basin, matching Prevo triple mirrored medicine cabinet & overhead light
- Oversized shower stall w/marble subway tile walls, marble floor, built-in seat, built-in toiletry shelves & glass enclosure
- Bead board wainscot
- Window w/pleated shade & custom window treatment
- Crown molding
- Recessed lighting
- Built-in ceiling speakers
- Exhaust fan

### THIRD FLOOR

#### 3rd FLOOR HALL

- Heart pine flooring
- Landing for main staircase w/wrap-around banister overlook to main level
- New Pella tilt-in wide triple window
- Recessed lighting
- Two French style double wall sconce lights w/shades- original to house
- Brass triple wall sconce light w/shades on staircase landing
- Access to 3rd Floor Office/Study
- Door w/transom to Hall w/heart pine flooring, recessed lighting, closet & ceiling attic access- Hall accesses Bedrooms #3 & #4, Bath #5, Linen Room
- Door w/transom to Hall w/heart pine

flooring, recessed lighting, ceiling attic access & door w/transom to Back Stairs- Hall accesses Bedrooms #5 & #6, Bath #6 & Storage Room

- Pine Back Stairs services all levels including Lower Level w/carpet runner, window on each landing & exit door from lower landing to brick patio
- Large safe included
- Map chest negotiable

#### 3rd FLOOR OFFICE/STUDY 18'7" X 17'0"

- Entry door w/transom & additional louvered summer door
- Heart pine flooring
- Full width bay w/3 windows
- Brick fireplace w/Victorian mantel & vintage ceramic tile hearth
- Built-in pine double storage closet w/upper cabinets
- Crown molding
- Recessed lighting
- Built-in ceiling speakers
- All trim, windows, doors & mantel in rich natural pine finish
- Wall sconce lights & ceiling light excluded
- Drapery treatments excluded

#### BEDROOM #4 14'6" X 14'4" (Irregular)

- Entry door w/transom
- Heart pine flooring
- Window in dormer recess
- Two closets
- Vintage wood corner guards
- Knee wall storage
- Recessed lighting
- Built-in ceiling speakers
- Casablanca ceiling fan
- Private Sitting Room
- Custom window treatments excluded

#### SITTING ROOM 14'9" X 10'4" (Irregular)

- Entry door w/transom
- Heart pine flooring
- Two windows w/pleated shades
- Two knee wall storage areas
- Recessed light
- Casablanca ceiling fan
- Custom window treatments excluded

#### BEDROOM #5 14'0" X 10'6"

- Entry door w/transom
- Vestibule entry w/closet
- Heart pine flooring
- Two windows w/pleated shades- 1 in dormer recess
- Additional closet
- Vintage wood corner guard
- Three knee wall storage areas
- Recessed lighting
- Built-in ceiling speakers
- Casablanca ceiling fan
- All trim, windows & doors in natural pine finish

#### LINEN ROOM 12'5" X 6'6"

- Entry door w/transom
- Heart pine flooring
- Built-in vintage cabinetry including base cabinets & drawers, glass door cabinets, shelved cabinets & utility closet w/shelves & upper storage cabinet
- Pella tilt-in window in dormer recess
- Recessed lighting
- All built-ins, cabinets, trim, windows & doors in natural wood finish

#### HALL BATH #1

- Entry door w/transom
- Marble finish ceramic tile floor
- Designer wainscot & tub surround w/ border tiles & cap tiles
- Antique vanity w/marble top & antique under-mount sink
- Adjustable wall mount mirror above vanity w/wall sconce lighting
- Tub/shower combination
- Window w/pleated shade in dormer recess
- Custom shower curtain treatment & matching window treatments
- Linen closet
- Recessed light
- Ceiling light
- Exhaust fan

#### BEDROOM #6 14'0" X 11'5"

- Entry door w/transom
- Heart pine flooring

- Pella tilt-in window w/pleated shade & window treatment
- Custom picket-fence bedwall decorations
- Closet
- Knee wall storage
- Recessed light
- Brass wall sconce light
- Casablanca ceiling fan

BEDROOM #7 17'1" X 10'0"

- Entry door w/transom
- Heart pine flooring
- Pella tilt-in window w/valence, pleated shade & window treatment
- Closet
- Recessed light
- Built-in ceiling speakers
- Decorative wall sconce
- Casablanca ceiling fan

HALL BATH #2

- Entry door w/transom
- Designer ceramic tile floor & shower stall
- Vanity w/ceramic top & wall mounted adjustable mirror
- Shower stall w/glass door enclosure
- Pella tilt-in window
- Beaded board wainscot
- Beaded board linen closet w/upper storage cabinet
- Recessed light
- Ceiling light
- Exhaust fan

STORAGE ROOM 9'6" X 9'0"

- Entry door w/transom
- Cedar lined walls
- Floor sheathed in copper
- Custom fitted shelving & hanging
- Pella tilt-in window
- Recessed light
- Florescent light

LOWER LEVEL

LOWER FOYER

- Vinyl flooring
- Built-in bookcase

- Recessed lighting
- Stairs up to Kitchen
- Access to Lower Level Kitchen, Laundry Room & double doors to Basement

LOWER LEVEL KITCHEN 16'10" X 15'0"

- Painted wood & oak cabinetry including base cabinets, wall cabinet & glass door upper cabinets
- Corian counters w/molded double sink
- Vinyl flooring
- Sub-Zero refrigerator w/oak front panels- as is
- Sub-Zero freezer w/oak front panels- as is
- GE Freezer- as is
- Gaggenau 6-burner gas cooktop- as is
- Dacor thermal convection oven- as is
- Brick arch at cooktop w/range vent & surface lighting
- KitchenAid dishwasher
- KitchenAid disposal

- Three windows
- Recessed lighting
- Under cabinet lighting
- Built-in ceiling speakers

LAUNDRY ROOM 16'6" X 11'0"

- Vinyl flooring
- Base & wall cabinetry w/glass door upper cabinets
- Open shelving wall cabinet
- Utility sink
- Two windows
- Bravos XL steam washer & steam dryer- 2017
- Maytag Neptune dryer w/upper drying cabinet
- Closet w/Carrier HVAC unit, AprilAire air cleaner & AprilAire humidifier- all units
- Open clothes closet
- Florescent lighting



## BASEMENT

- Tremendous unfinished space w/new ceiling, florescent lighting & freshly painted walls & cement floor
- Boiler room area w/2 Weil McLain boilers, Weil McLain 75 gallon water heater, 600 amp electric service, OnQ Technologies panels & 3 windows
- Whole house water softening system
- Remote Lutron home system for all HVAC zones
- Half Bath w/marble top vanity, double utility sink, base cab w/Corian top, recessed lighting & window
- Multi-purpose area (23' X 19') w/3 windows
- Carrier HVAC unit, AprilAire air cleaner & AprilAire humidifier
- Beaded board storage room w/shelving
- Additional storage room w/shelving
- Vintage wood storage closets w/shelving

## EXTERIOR

- All stone construction w/granite sills & lintels
- Slate roof w/bracketed eaves & cornices
- Copper gutter & downspouts
- Cedar shake gable ends
- Exterior sealed to 1/8 inch tolerance
- Ongoing painting maintenance
- Functioning shutters- 1st floor shutters clad in sheet metal
- Wrap-around Porch (94' X 13' and 22' X 13') w/Porte-cochere, natural finish pine flooring, Tuscan columns, wood balusters w/matching gates, 2 gated staircases to yard, gated staircase to porte-cochere, outdoor speakers, Bronze finish pendant lights & large gas pendant light in Porte Cochere-access from Reception Hall, Study, Butler's Pantry & Office
- Widened flagstone walk & steps to covered rear Porch- covered by cantilevered 2nd Floor Covered Porch
- Mudroom bluestone covered porch w/ Tuscan columns, bronze finish pendant light & steps to Kitchen Garden
- 2nd Story Covered Porch (16x10) w/Tuscan columns, wood balustrade & beaded board

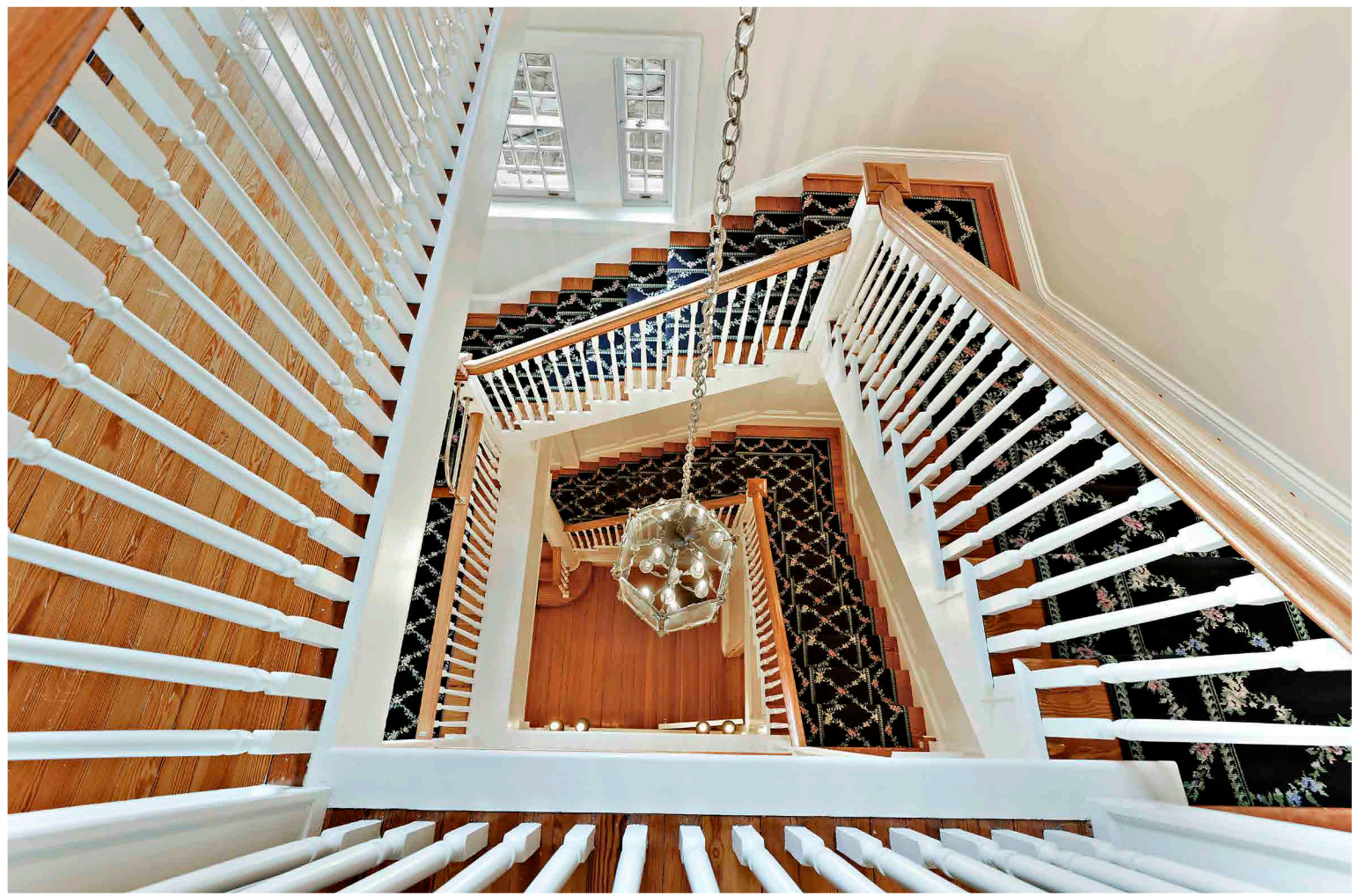
- ceiling accessed from 2nd Floor Sitting Room
- Roof Deck (18x14) w/Trex flooring & wood balustrade accessed from Bedroom #2
- Well house w/functioning well for garden irrigation
- Greenhouse adjoining well house-nonfunctioning heat
- Vintage icehouse/storage shed
- Kitchen Garden w/bluestone patio, seating wall, extensive landscaping, trellis, stainless steel gas grill & custom-built trash/recycle bins
- Garden adjacent Wraparound Porch with fountain
- Shade garden w/gazebo
- Trampoline
- Flagpole
- Privet hedge along Brightside Rd frontage
- In-ground irrigation
- Stand-by generator
- Extensive, professionally maintained landscaping including new landscaping, driveway hedgerows, magnificent specimen trees, boxwood, yew, dogwood, Japanese maple, weeping cherry, magnolia, conifers, rhododendron, azalea, crepe myrtle, border & perennial gardens and sweeping lawns
- Estate drive from Bellona Avenue under Porte-cochere, around house past main drive to Garage
- New stone driveway posts w/lanterns & cobblestone paved entry area at Bellona Avenue
- Stone posts at Porte-cochere
- Additional driveway from Brightside Road w/3-car parking pad
- Oversized board & batten 4-car Garage (1982) w/slate roof, epoxy finish floor, separate 100 amp electric service, cabinetry & shelving, wall mounted items, pull-down access to large loft, 5 windows & exit door
- Stone walled herb garden w/Chinese Chippendale gate- central urn excluded

## RENOVATIONS/IMPROVEMENTS

- Architect Peter Ratcliffe
- Construction by Don Huber Construction
- Trish Houck designed Kitchen complex & 2nd story Baths

- Mudroom addition & covered porch
- Third floor baths
- Extensive hardscaping
- Upgraded 600 amp electric service
- Completely re-plumbed including water main to street
- Completely re-wired
- Five-zone air conditioning systems
- Two Weil McLain boilers & 75 gallon water heater
- Replaced natural gas line & meter
- Elaborate state-of-the-art integrated whole house sound/media system including electronic components, stereo and Sonos
- State-of-the-art electronic alarm
- All original hardware removed, re-polished & re-installed
- Every double hung window in house removed, weights replaced & windows re-installed
- All transoms rendered functional
- Driveway posts, lanterns & cobbled entry area
- In-ground irrigation system
- Stand-by generator







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GREEN SPRING STATION

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



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KAREN HUBBLE BISBEE

Principal, Associate Broker, ABR, GRI  
[Karen@HubbleBisbee.com](mailto:Karen@HubbleBisbee.com)  
443-838-0438

[www.HubbleBisbee.com](http://www.HubbleBisbee.com)  
Green Spring Station | 410-321-1411

