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CHRISTIE'S
INTERNATIONAL REAL ESTATE



7309 BRIGHTSIDE ROAD
RUXTON/WOODBROOK

7309 BRIGHTSIDE ROAD

One of Baltimore's most beautiful and iconic landmark estate properties, "Overleigh," 7309 Brightside Road in Woodbrook, combines turn-of-the-century elegance with every modern luxury. On one of the County's most bucolic and sought-after streets, overlooking sweeping lawns and meticulous landscaping, this 5.7-acre estate is a short stroll from Lake Roland. Built circa 1880, the classic stone architecture of this Queen Anne manor home is accented by a truly stunning and extra deep wraparound front porch. A long drive meanders through the front of the property to an extraordinary Porte-Cochere marking the front façade with wide wooden steps leading to the porch. The double panel-and-light entry doors are flanked by sidelights with a large transom above filling the reception hall with natural light. The level of extraordinary detailing and craftsmanship by renowned architect Joseph Evans Sperry (who also designed the iconic Bromo Seltzer tower) is immediately evident in the solid granite construction and beautifully ornamented detail throughout the home. A welcoming marble fireplace and hearth accents the center hall and, offset from the hall, an open Heart Pine three-story masterpiece staircase leads to the second floor framed by Tuscan columns.

An over-sized pocket door opens into a sun-filled Living Room with three over-sized windows and a lovely neo-classical fireplace with a Verdi marble surround and deep cove molding. The adjoining Study serves as a comfortable Den with a fireplace, TV niche, surround sound, and an architectural built-in burled walnut media center. Across the Reception Hall, the banquet size Dining Room boasts an ideal entertaining space with a neo-classical fireplace, built-in leaded glass china cabinet, and a full-width three window bay looking out over the back courtyard and gardens. Gorgeous cove molding, reed and ribbon chair railing and recessed panel wainscoting complete this lovely room.

The expansive Trish Houck/Kitchen Concepts designed custom gourmet Kitchen is a chef's dream with abundant prep space, top-of-the-line professional grade appliances including Sub-Zero and Wolf, extensive Prevo cabinetry, Costa Esmerelda granite counters, a Carrera marble topped island, and a breakfast area warmed by a raised fireplace. Accented by a coffered ceiling, this bright and airy space flows into an attached Family Room set in an over-sized full-width bay window with a Dutch door to the Mud Room lined with built-in cabinetry. Adjacent and open to the Kitchen is a nearby Butler's Pantry and wet bar with a Sub-Zero wine cooler and beverage center. An office space adjoins the Butler's Pantry, both with access to the front porch.

RUXTON/WOODBROOK

The wide main staircase leads to a landing overlooking the grand Reception Hall. The expansive Master Bedroom Suite sits down a private hall with a wall of custom built-in cabinetry leading to the spacious Master Bedroom Suite with a colonial fireplace. Accompanying the Master Suite, the private hall provides access to expertly fitted out dressing rooms, each leading into a stunning Trish Houck designed marble Spa Bath with heated floors, top-of-the-line fixtures, glass enclosed showers and one with a jetted soaking tub and steam shower. The second level also enjoys two additional large Bedrooms, each en-suite with a Trish Houck Bath and fireplace, including a suite for the third Bedroom featuring a marble spa Bath and a large Dressing Room with a fireplace and extensive built-in cabinetry. This floor also enjoys both a sleeping porch and a large open porch.

The magnificent staircase continues up to the third level, featuring a bright and sunny Office/Study with a Victorian fireplace, four Bedrooms (one with a Sitting Room), two beautiful new Baths, a large Linen Room with built-in original cabinetry, and storage. The Lower Level enjoys a large catering Kitchen, Laundry, and abundant storage. All systems have been replaced including all new plumbing, electrical, state-of-the-art heating and air conditioning, a state-of-the-art integrated sound/media system, in-ground irrigation, and a new generator.

Extensive grounds and outbuildings surround this grand historic home. Beautiful stone terraces and gardens can be found on either side of the home, perfect for outdoor entertaining. A Well House provides a functioning well for garden irrigation with an attached Greenhouse. Adjacent, a Chippendale gate leads into a storybook stone walled garden with a vintage ice house nearby. A recent over-sized board and batten four-car Garage provides plentiful second level storage. Sweeping lawns abut wooded groves with a charming gazebo offering a peaceful respite. Meticulously landscaped and restored to perfection, 7309 Brightside Road is truly one of Baltimore's finest estate properties!

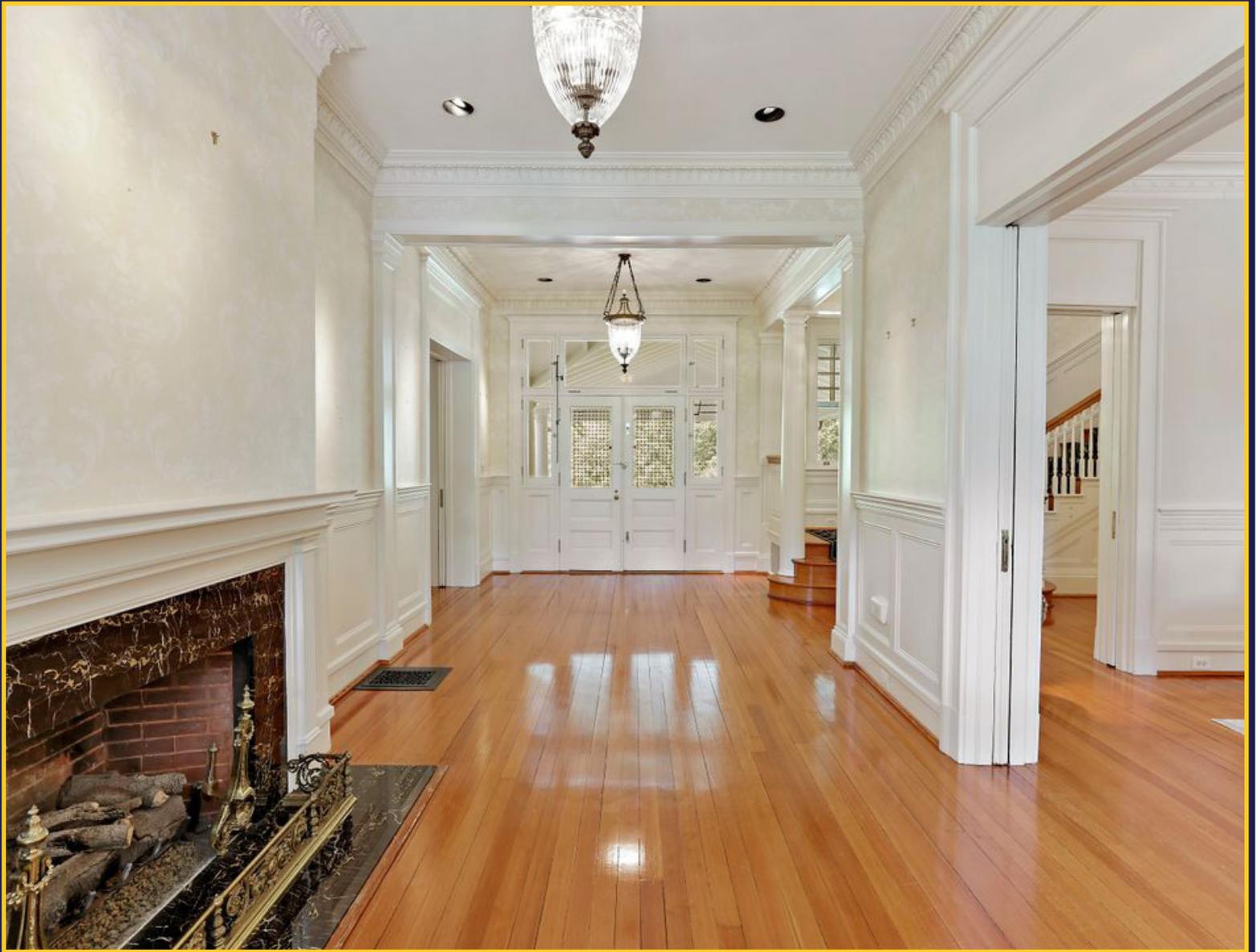




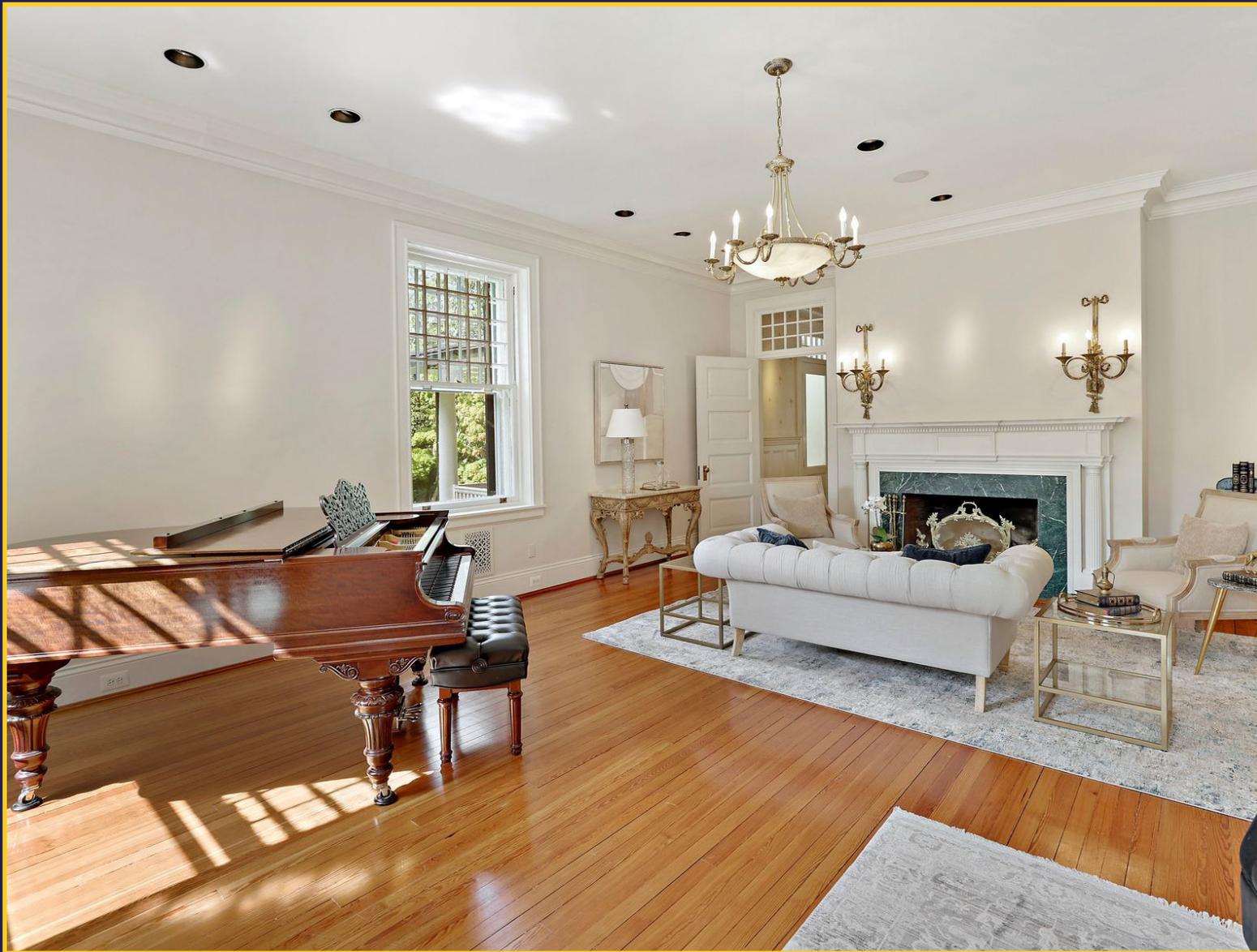






































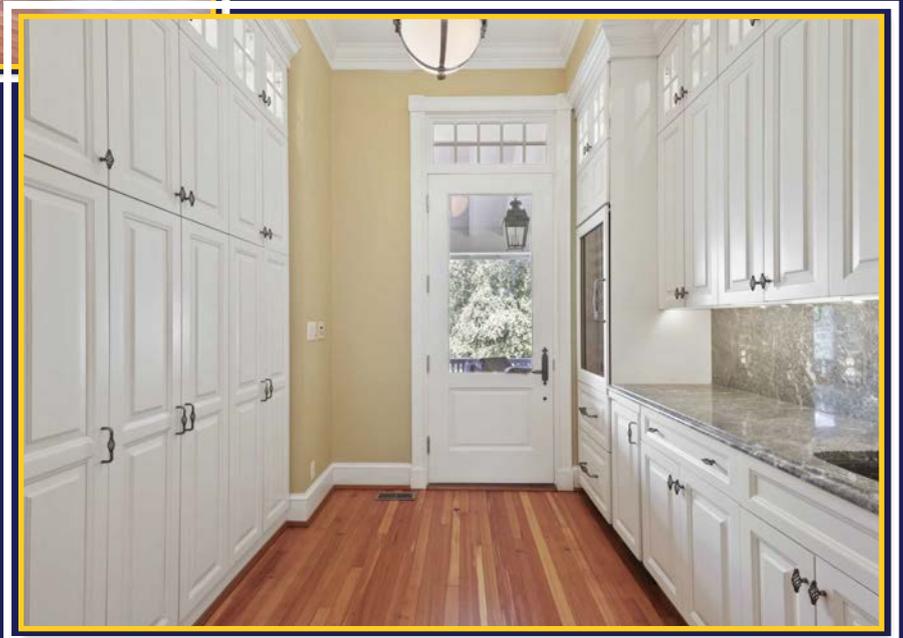




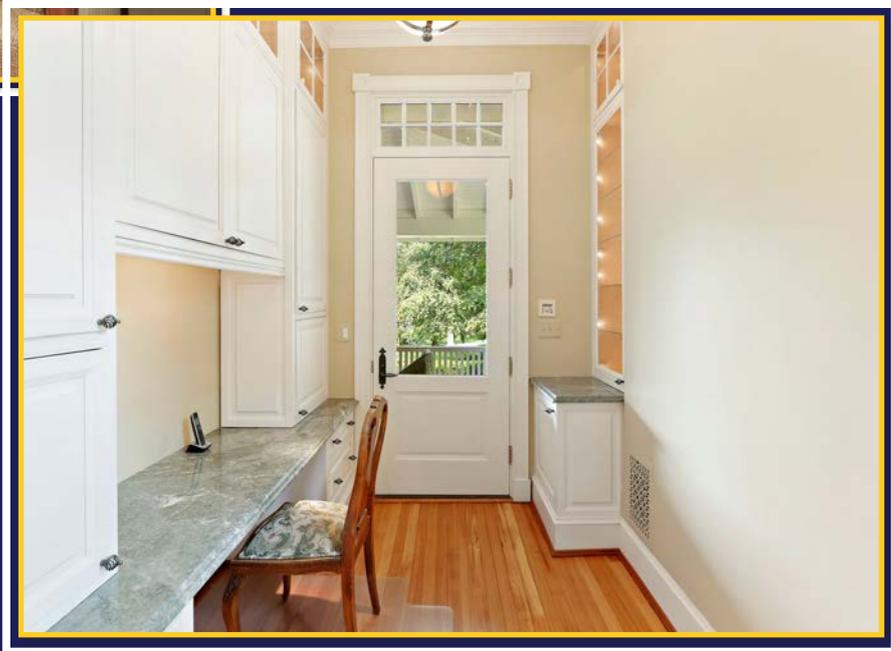
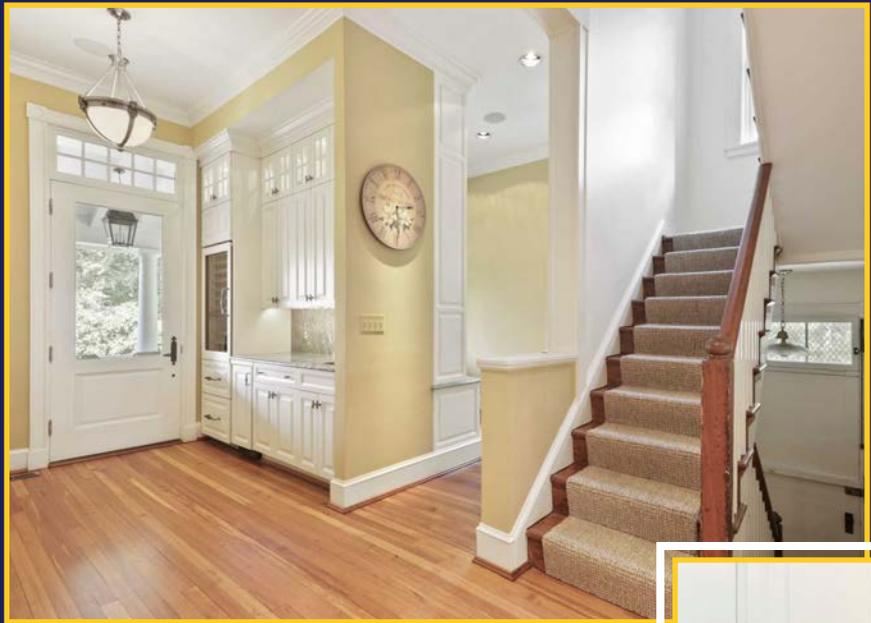




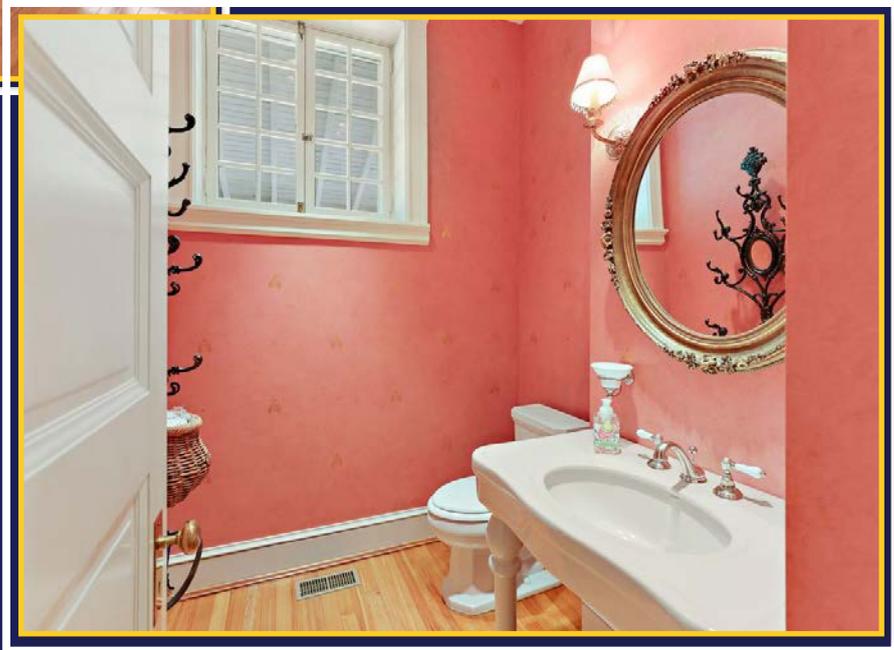
















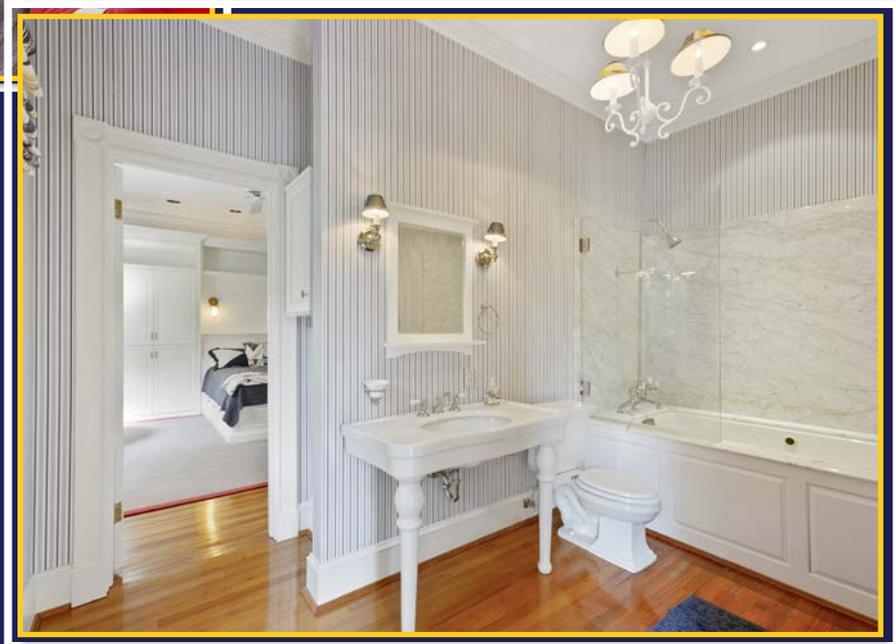












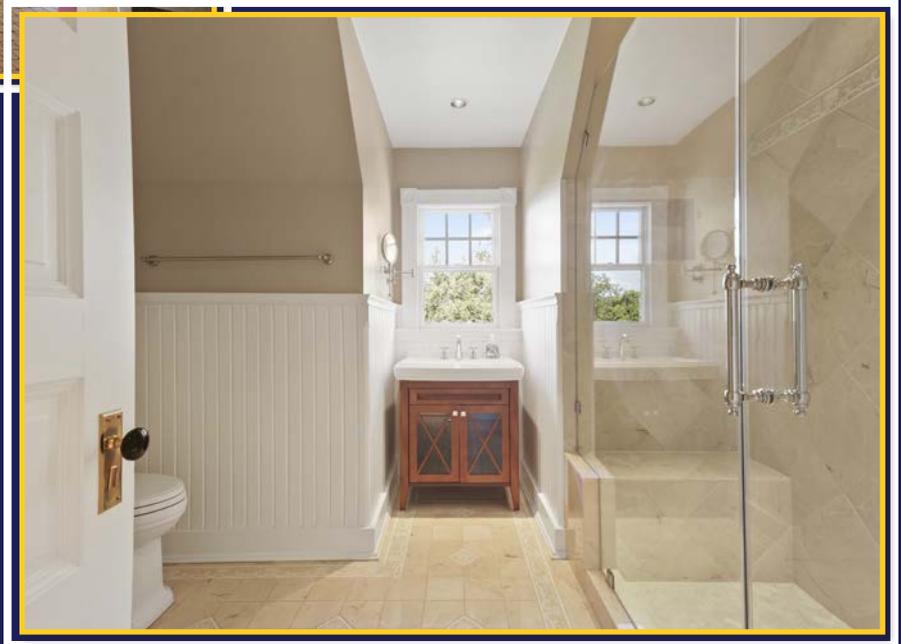








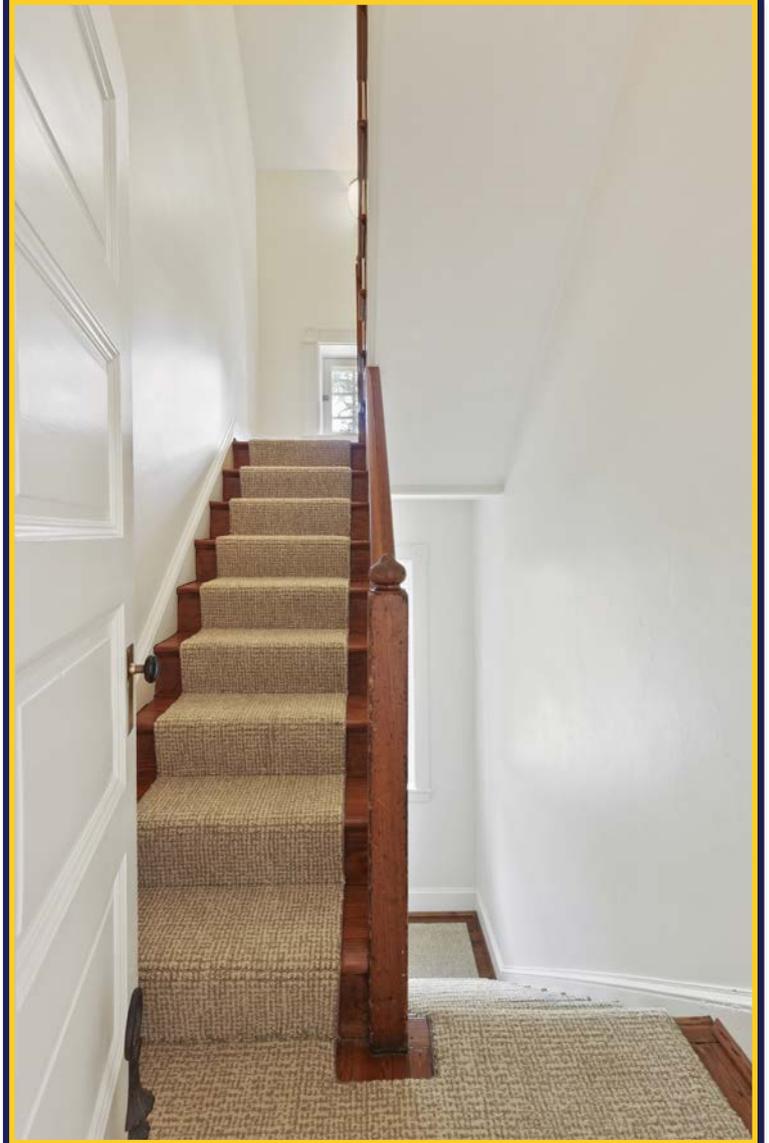










































FEATURES

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/wood 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

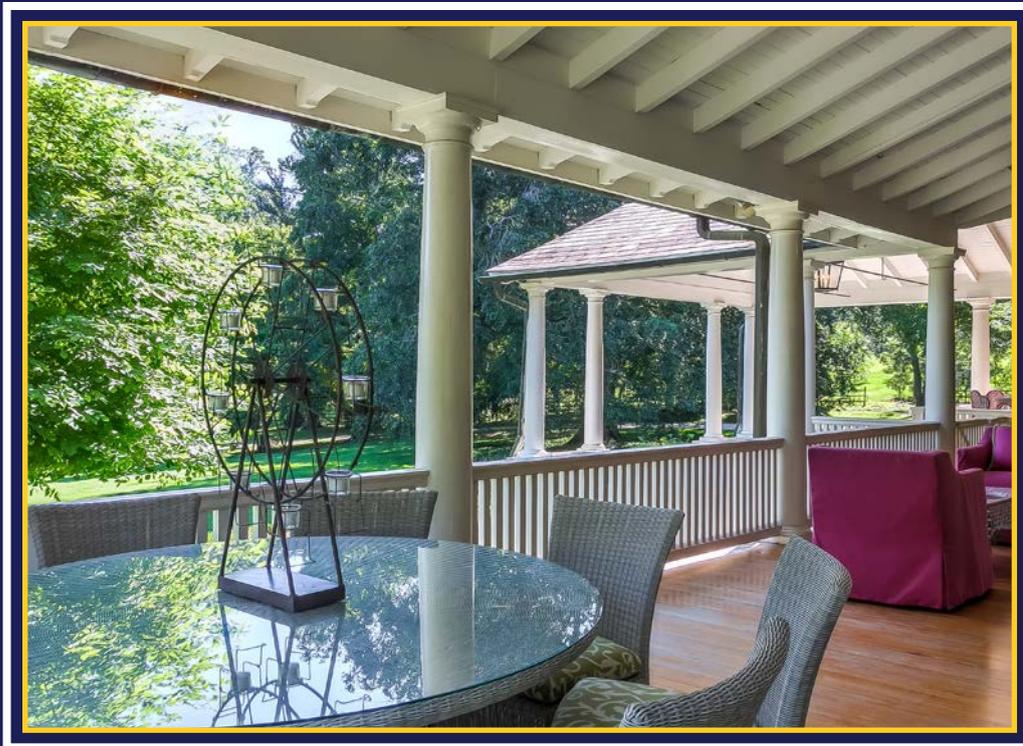
- Entry door from Service Hall w/functioning transom
- Heart pine flooring
- Console sink w/framed oval mirror & 2 brass wall sconce lights w/shades
- Double casement window
- Recessed lighting
- Exhaust fan

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

MASTER 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 & Master Bath 2
- Door w/transom to Dressing Room 1 & Master Bath 1
- Door w/transom to Master Bedroom

MASTER 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 Master Bath #1
- Custom window treatments excluded

MASTER 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 Master Bath #2

MASTER 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/STUDO 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

HALLBATH #1

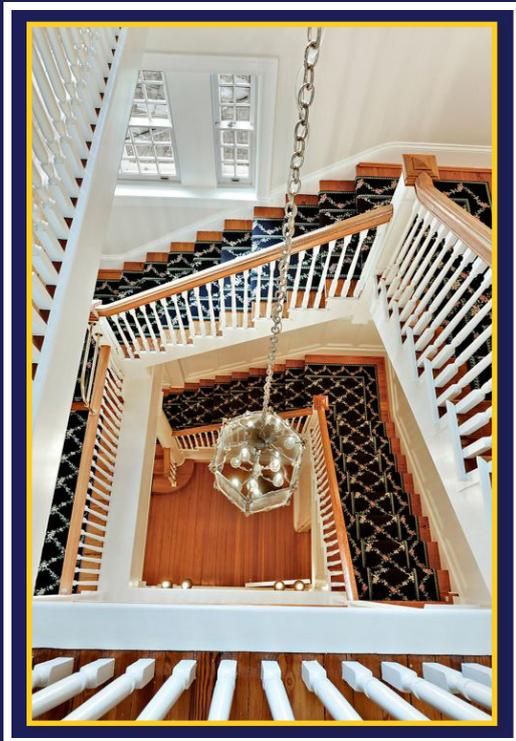
- Entry door w/transom
- Marble finish ceramic tile floor
- Designer wainscot & tub surround w/border tiles & cap tiles
- Antique vanity w/marble top & antique under-mount sink
- Adjustable wall mount mirror above vanity w/



- 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 Road 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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