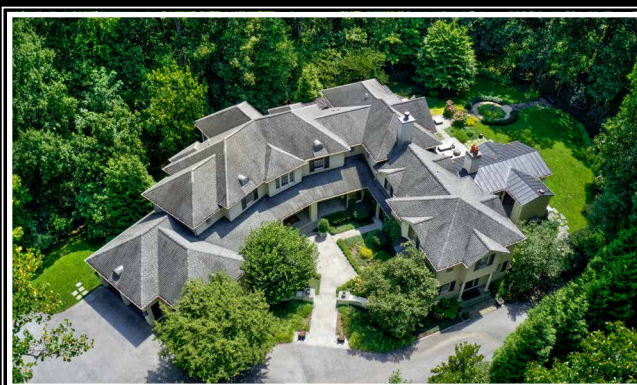


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11915 PARK HEIGHTS AVENUE

GREENSPRING VALLEY

GREEN SPRING STATION

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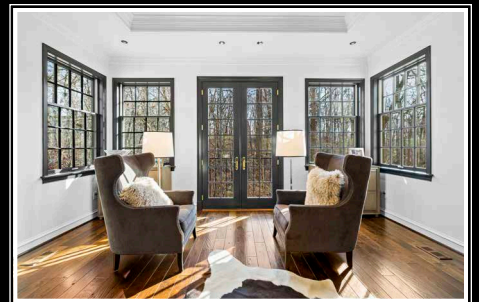
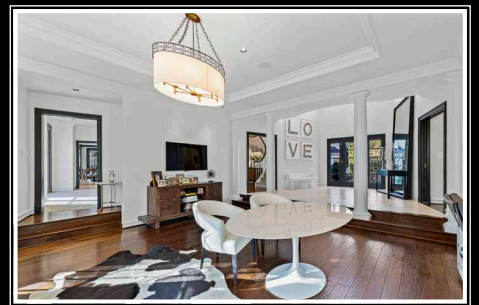
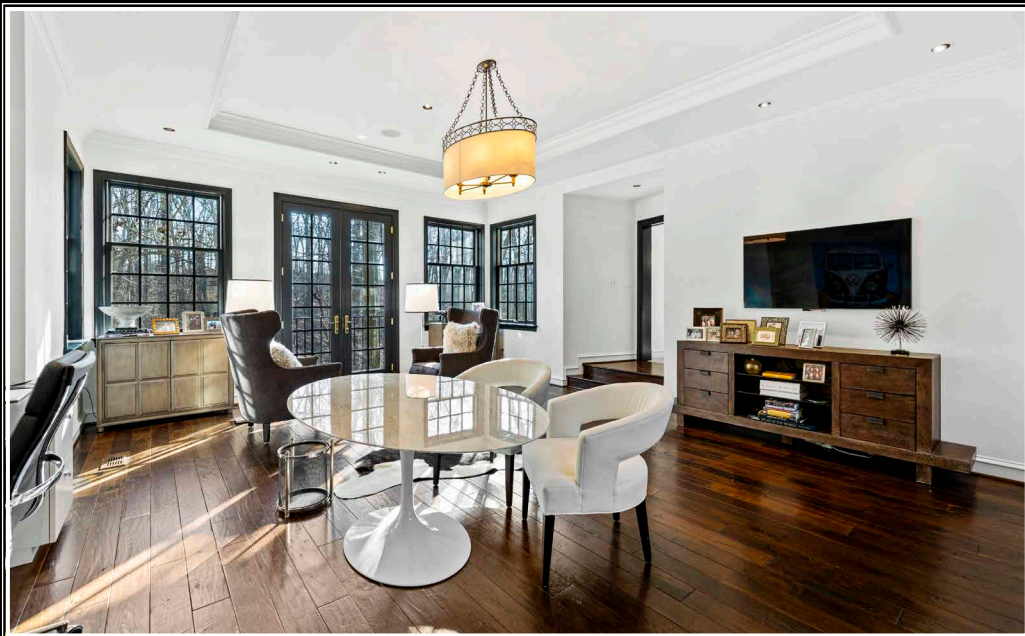
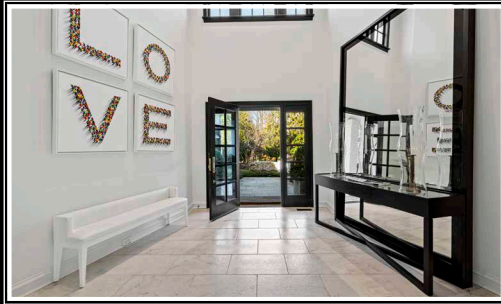


KAREN HUBBLE BISBEE

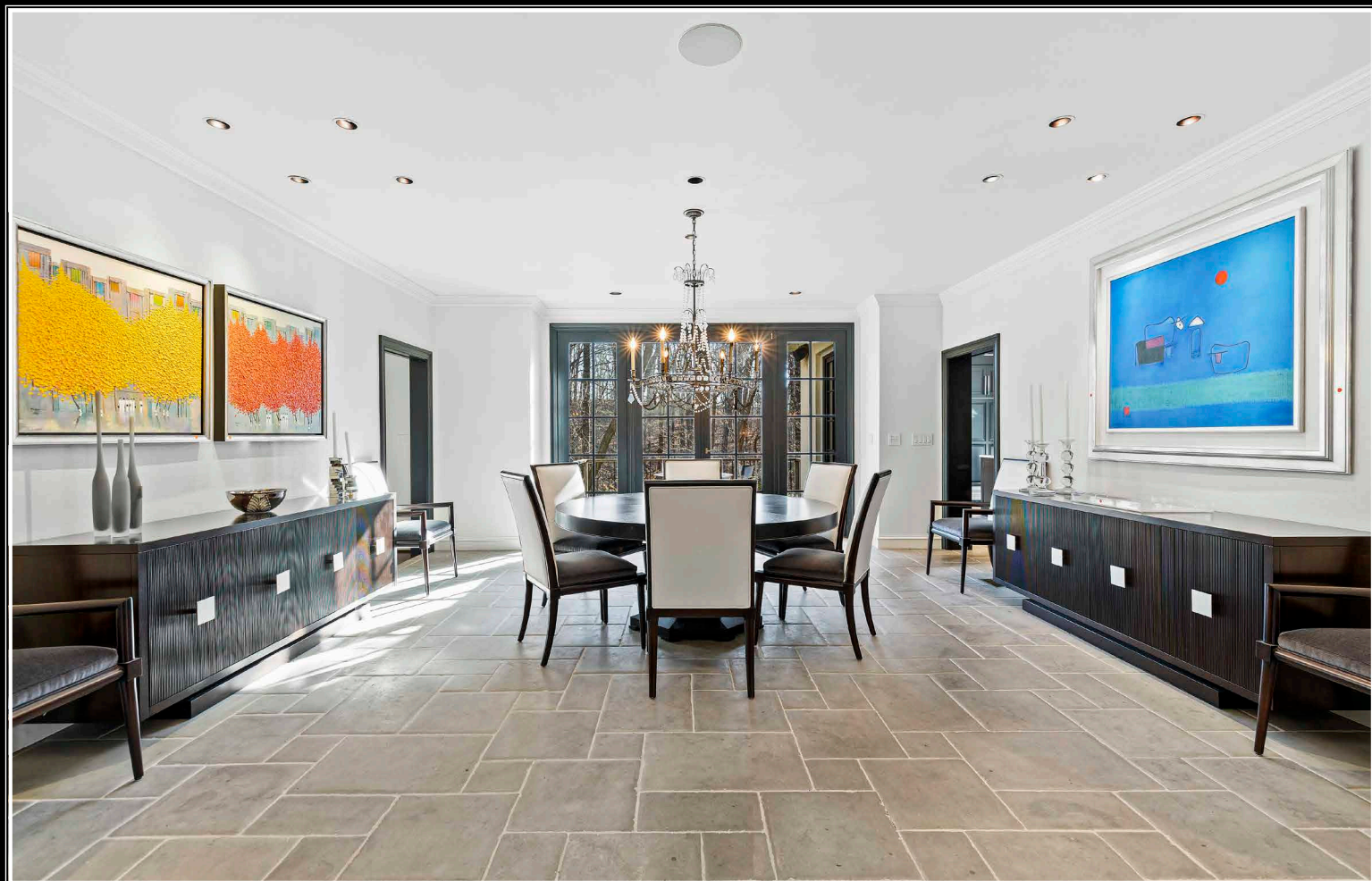
Principal, Associate Broker, GRI, ABR  
Karen@HubbleBisbee.com  
443-838-0438

WWW.HUBBLEBISBEE.COM

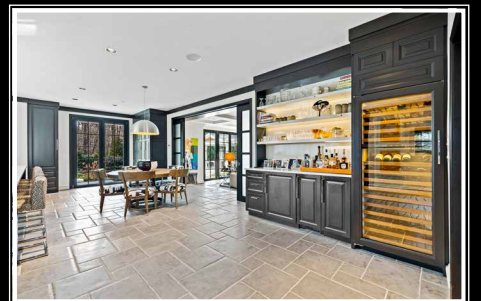
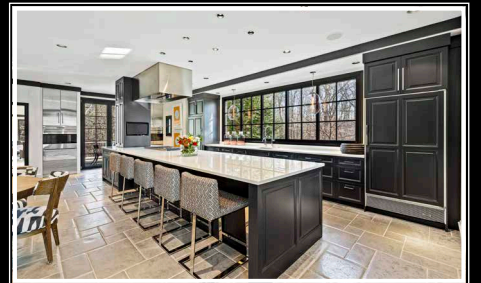
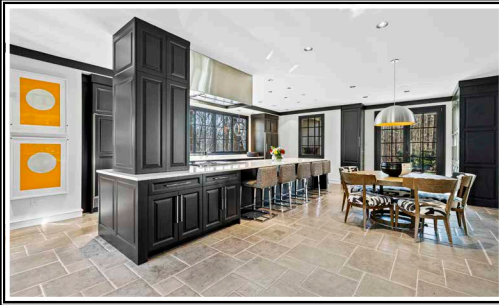
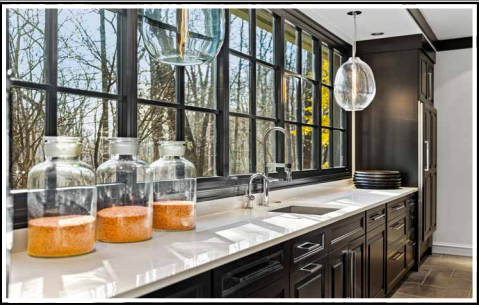
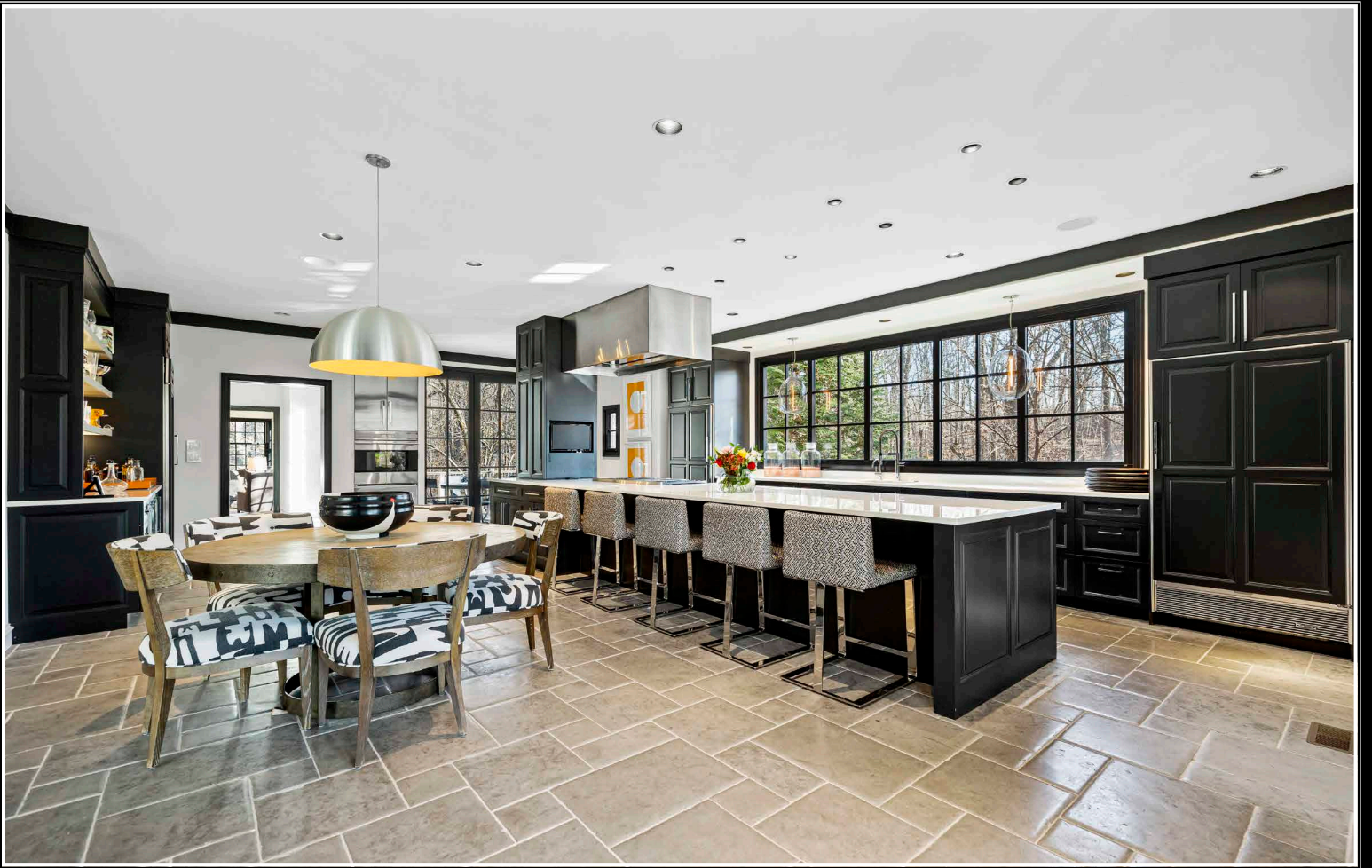




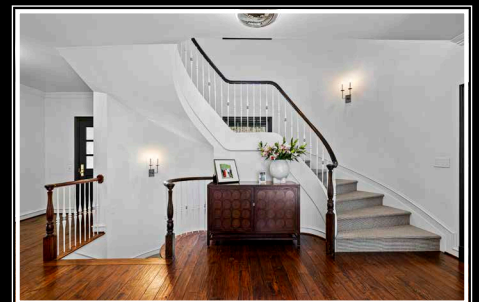
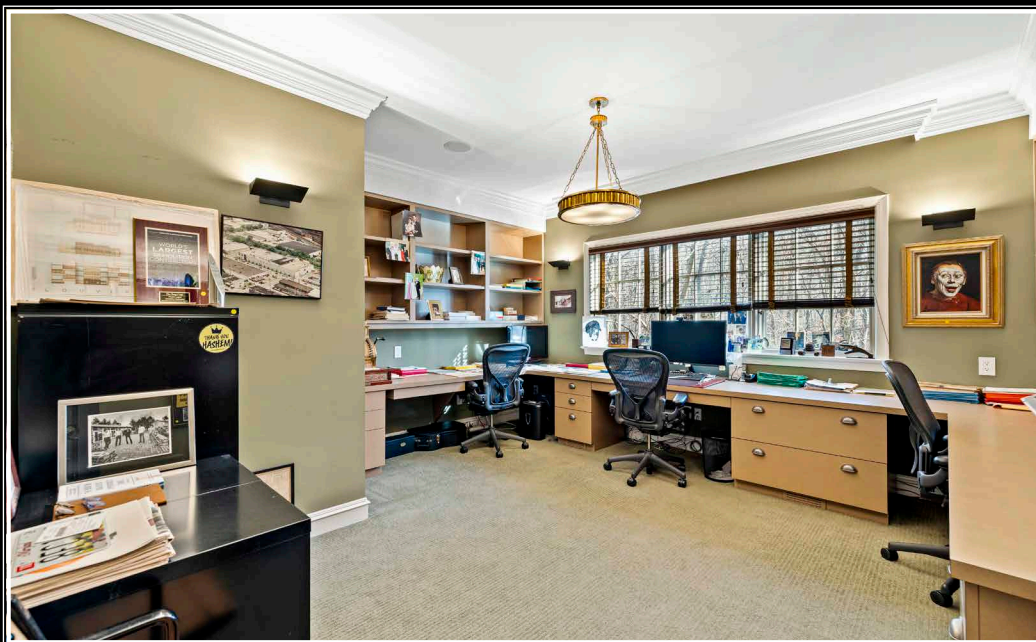




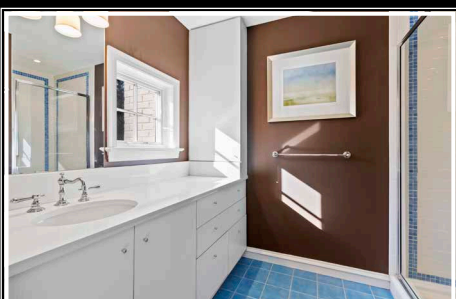
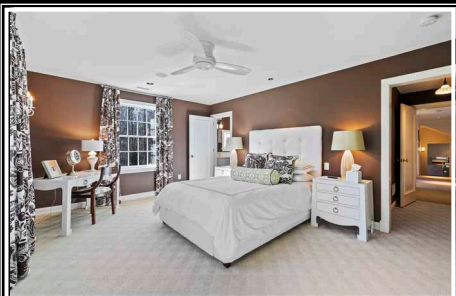
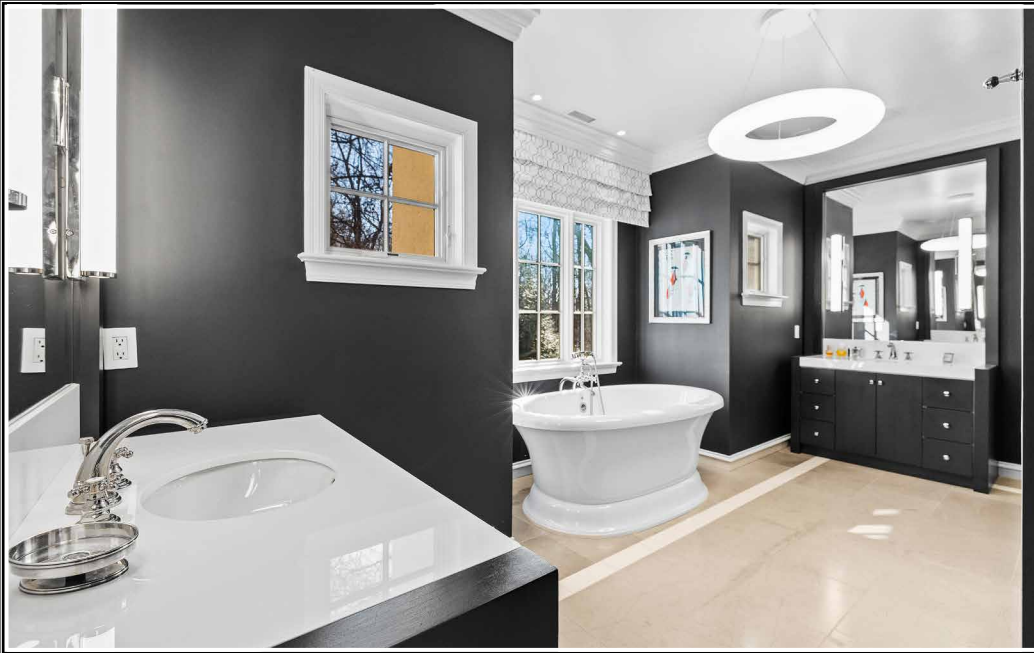
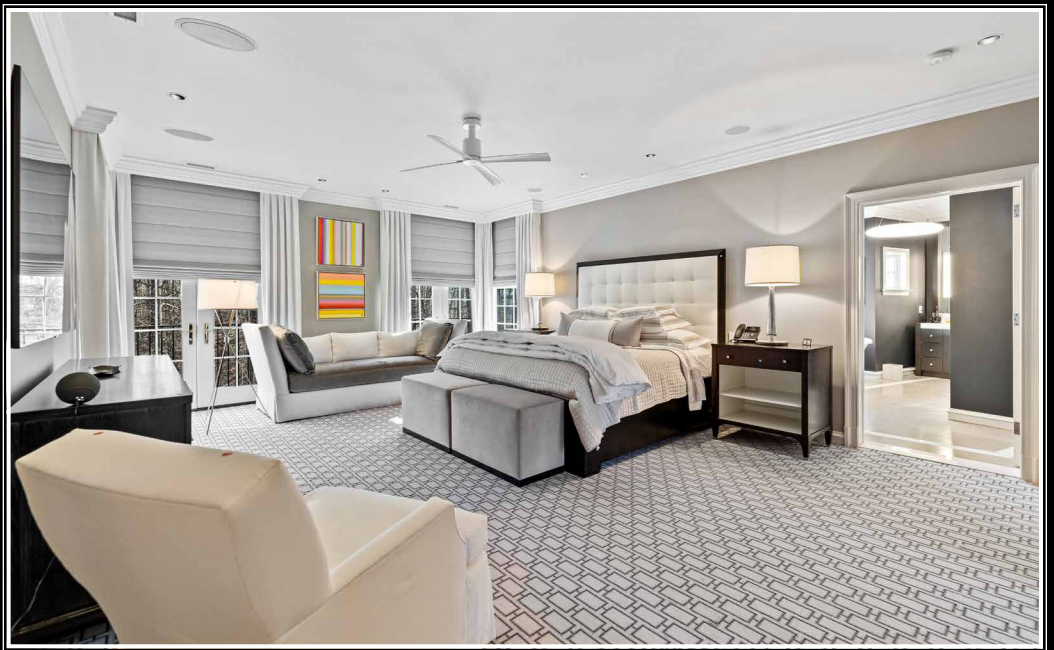




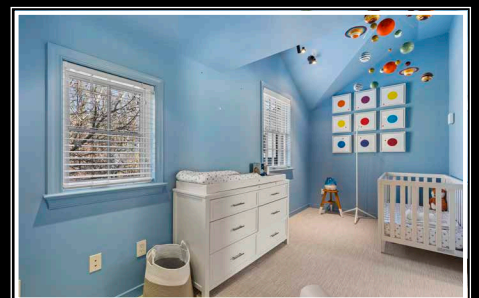
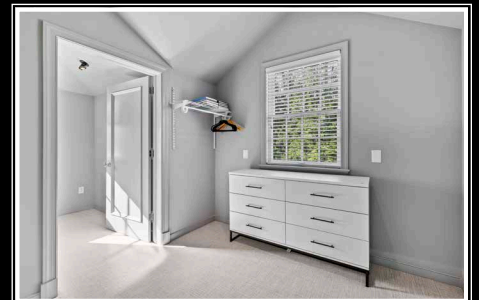
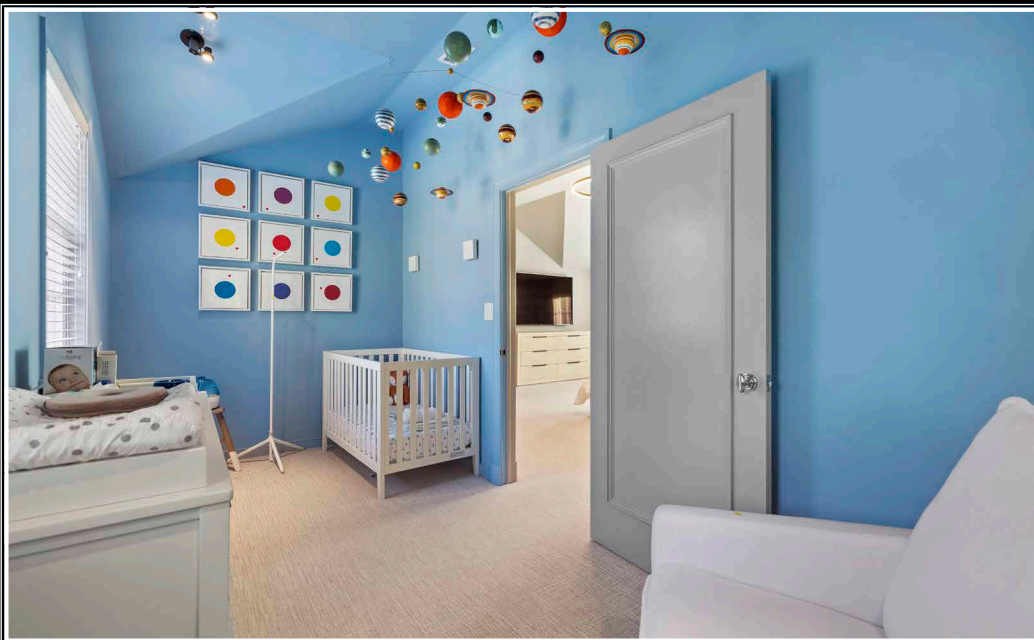
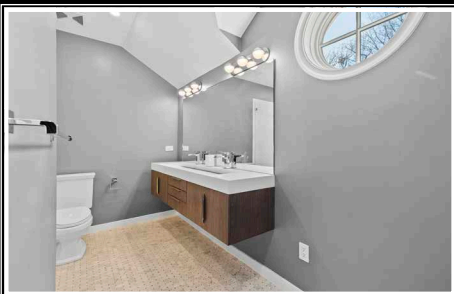
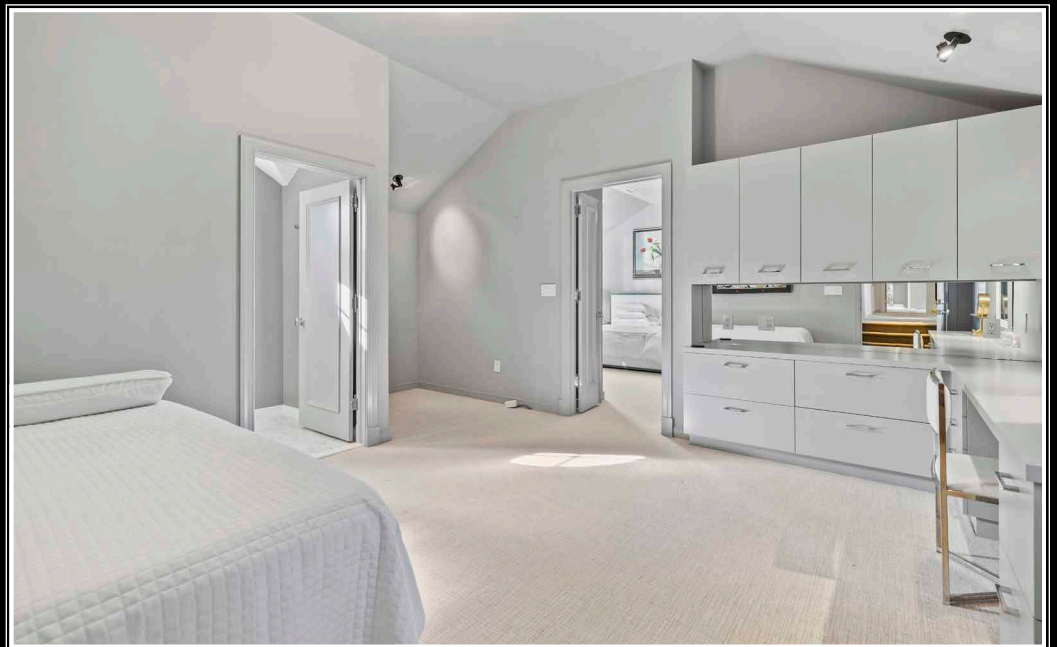
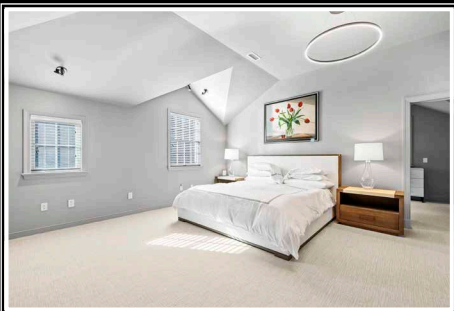
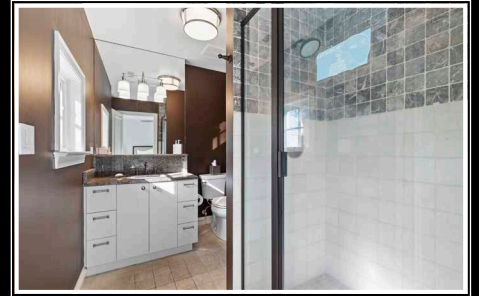
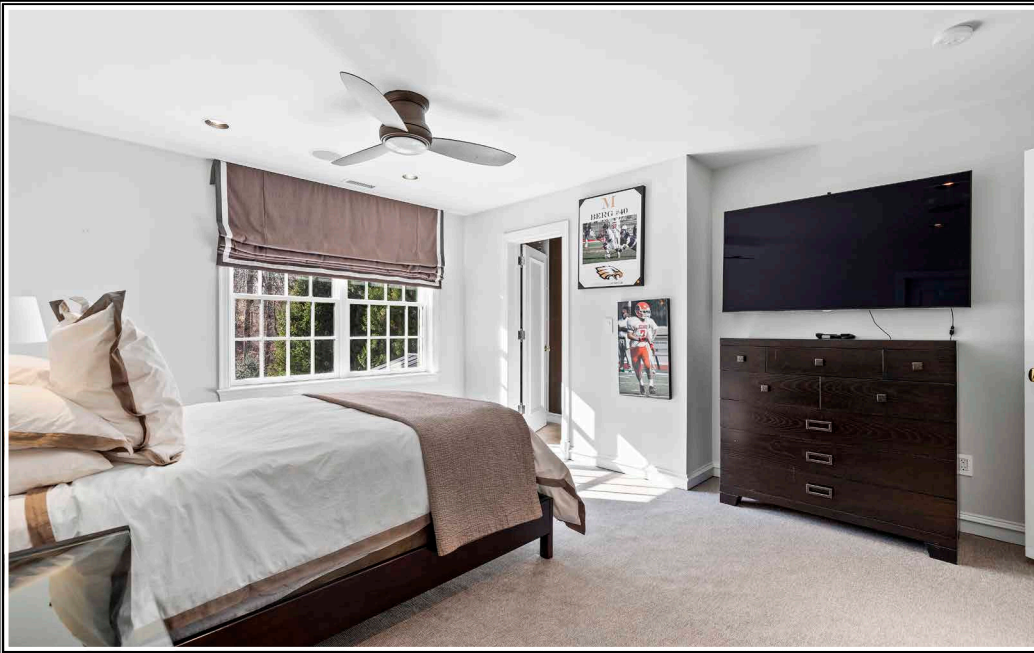












## FOYER 15'9" X 14'2"

- Two-story
- Glazed entry door with full-length sidelights
- Textured finish marble floor
- Triple window above entry door
- Built-up crown molding
- Oversized patinated metal pendant lantern
- Recessed lighting
- Balcony overlook from above
- Pocket doors to Back Hall
- Cased portal to Stair Hall
- Full-width step down to Living Room with classic columns

## LIVING ROOM 21'7" X 17'11"

- Hand scraped walnut flooring
- Tray ceiling with crown molding
- Four windows
- French doors to balcony
- Brass antique finish modern chandelier with oval cylindrical shade
- Recessed lighting
- Built-in ceiling speakers
- Step-up access to Dining Room

## DINING ROOM 18'6" X 18'2"

- Renovated 2013
- Natural stone floor
- French doors with full-size sidelights to Deck
- Built-up crown molding
- Bronze/crystal 6-light chandelier
- Two mirror-back wall sconce lights
- Recessed lighting
- Built-in ceiling speakers
- Pocket doors to Kitchen
- Wide cased portal to Stair Hall

## STAIR HALL 23'6" X 12'7"

- Spans from Foyer to Great Room
- Hand-scraped walnut flooring
- Open carpeted semi-circular staircases to upper and lower levels with hardwood handrails, wrought iron spindles and windows
- Built-up crown molding
- Modern ceiling lights
- Recessed lighting
- Two double wall sconce lights on staircase
- Powder Room with marble floor, demilune granite-top vanity with gold fittings, 2 double brass wall sconce lights with shades, crown molding and water closet
- Access to Powder Room
- Access to hall with custom built-in audio cabinetry, built-up crown molding and exit door with 6-pane window to front porch
- Step-down through cased portal to Great Room

## GREAT ROOM 29'1" X 23'8"

- Sunkon
- Hand scraped walnut parquet flooring on rug perimeter
- Area rug within perimeter
- Coffered ceiling trimmed with crown molding
- Window wall in wide box-bay with French doors to Patio
- Cast stone gas fireplace
- Built-in console with illuminated shelving above
- Bronze finish drum shade chandelier
- Two bronze finish wall sconce lights with round glass shields
- Recessed lighting
- Built-in surround sound ceiling speakers
- Samsung wall mounted TV with sound bar
- French doors to Den
- Step-up through oversize frosted glass pocket doors to Kitchen

## KITCHEN 31'7" X 22'8"

- Total renovation 2013

- Natural stone floor
- Custom recess-panel wood cabinetry in espresso finish including oversize island/breakfast bar with upper cabinet to ceiling, pantry cabinets, roll-out trays, pot-pan drawers, open illuminated shelving, pull-out trash/recycle bins, dovetailed drawers, soft-close cabinets and matching crown
- Quartz counters
- Built-in Sub-Zero refrigerator with matching front panel
- Built-in Sub-Zero freezer with matching front panel
- Sub-Zero full size 2 zone wine cooler
- Wolf-stainless steel 6-burner gas cooktop with griddle and stainless steel range hood
- Two Wolf stainless steel wall ovens each set in full height stainless steel cabinets
- Wolf stainless steel microwave drawer
- Stainless steel warming/proofing drawer
- Sub-Zero icemaker with matching front panel
- Two Bosch dishwashers with matching front panels
- Julien stainless steel undermount sink with Insinkerator disposal and instant hot water dispenser
- Five-window picture window at sink
- Two additional windows
- French doors to Deck
- French doors to Patio
- Breakfast area with modern stainless steel pendant light
- Two glass globe pendant lights at picture window
- Recessed lighting
- Built-in ceiling speakers
- Samsung TV in island upper cabinet
- Split system for heat pump
- Pocket door to Dining Room

## DEN 17'9" X 17'4"

- Access from Great Room through French doors
- Bluestone floor
- Natural finish bead board paneled ceiling
- Painted brick walls
- Wood burning fireplace
- Two sets of French doors flanking fireplace to Pavilion
- Oval window
- Recessed lighting
- Two wall sconce lights with shades
- Built-in ceiling speakers
- Sharp wall mounted TV
- Ceiling fan
- Split system for heat pump
- Brick archway to Bar

## BAR 10'4" X 7'2"

- Bluestone floor
- Natural finish bead board paneled ceiling
- Painted brick walls
- Wall of custom built-in cabinetry including base and wall cabinets, granite top, KitchenAid icemaker, full-sized Sub-Zero 2-zone wine cooler and additional wine cooler
- Pendant lantern
- Arched French doors to entry courtyard

## POWDER ROOM

- Access from Stair Hall
- Marble floor
- Modern vanity with quartz top and backsplash, hammered metal sink, framed mirror and wall sconce lighting with shades
- Pocket door to water closet with Toto flush
- Built-up crown molding
- Recessed light
- Exhaust fan

## BACK HALL

- Divided- spans from Garage to Foyer

- Hand-scraped walnut flooring
- Alcove with custom built-in cabinetry including wall and base cabinets and granite top
- Cloak room area with window and double closet
- Passage to carpeted back stairs with window, double closet and access to Powder Room 2
- Open back staircase to Lower Level
- Built-up crown molding
- Brass pendant light with glass globe
- Milk glass pendant light and drum ceiling light
- Recessed lighting
- Access to Garage
- Pocket door to Laundry Room
- Access to Home Office

## HOME OFFICE 17'0" X 16'8"

- Wall-to-wall carpeting
- Three walls of custom built-in cabinetry including 3 workstations, bookcases and file drawers
- Triple window with plantation blinds
- Built-up crown molding
- Round brass chandelier with glass shade
- Wall sconce up-lighting
- Built-in ceiling speakers

## LAUNDRY ROOM 9'8" X 7'3"

- Stone finish ceramic tile floor
- Wall and base cabinetry with stainless steel sink
- Samsung stacked washer and dryer
- Large walk-in storage closet with shelving
- Crown molding
- Ceiling light
- Exit door with 6-pane window to front porch

## POWDER ROOM 2

- Ceramic tile floor
- Vanity with plate glass mirror and wall sconce lighting with shades
- Toto flush
- Crown molding
- Recessed light
- Exhaust fan

## GARAGE 35'2" X 22'6"

- Finished, 3-car
- Epoxy floor finish
- Automatic door openers
- Window
- Samsung refrigerator

## SECOND FLOOR

### HALL

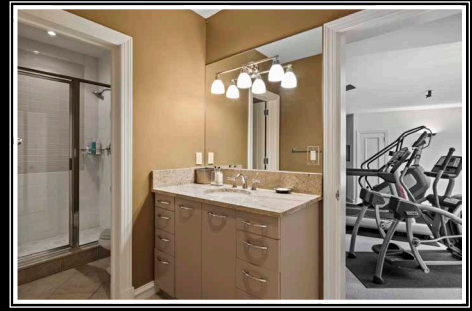
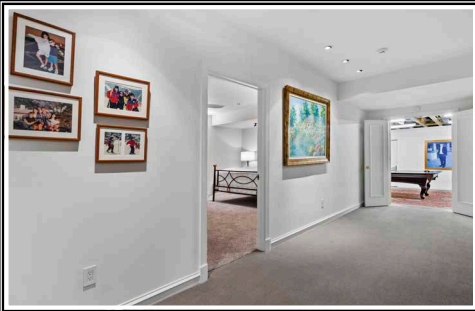
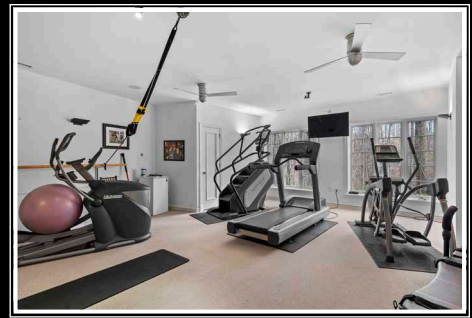
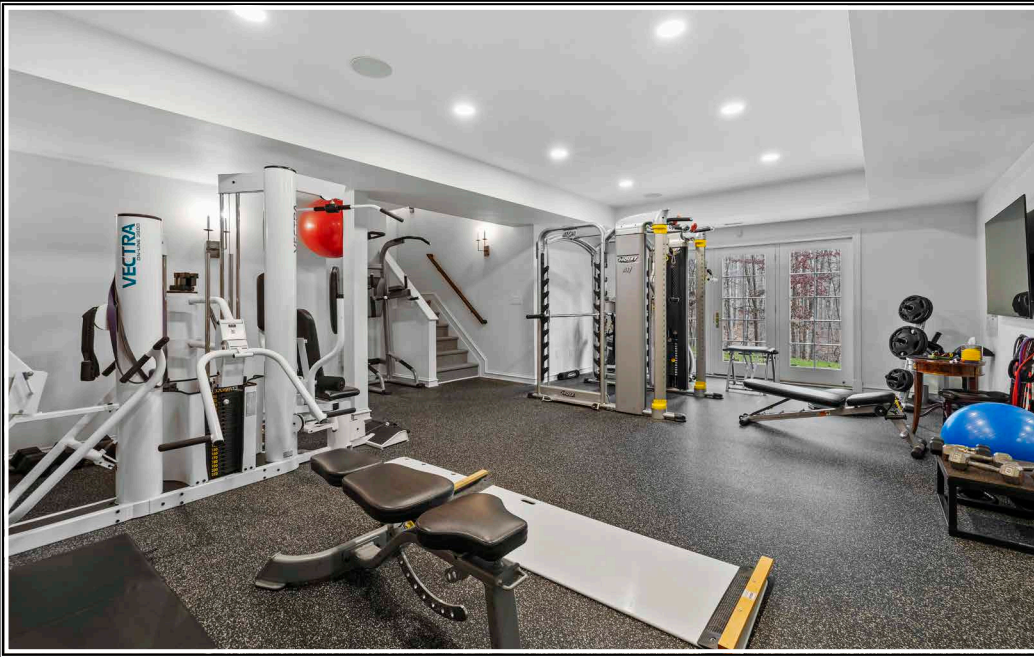
- Wall-to-wall carpeting
- Landing for main staircase with banister overlook
- Window on staircase
- Built-up crown molding
- Recessed lighting
- Two double wall sconce lights
- Double doors to Bedroom Hall
- Cased portal to curved balcony overlooking Foyer with double doors to Primary Suite

### PRIMARY SUITE

## PRIMARY BEDROOM 22'11" X 16'5"

- Wall-to-wall carpeting
- Two sets of French doors opening to decorative wrought iron balconies





- Two windows
- Custom drapery treatments and Roman shades
- Built-up crown molding including window cornices
- Recessed lighting
- Built-in ceiling speakers
- Ceiling fan
- Samsung wall mounted TV
- Vestibule with access to Dressing Rooms

#### PRIMARY BATH 17'4" X 14'0"

- Marble floor with radiant heat
- Matching modern vanities each with quartz top, undermount sink, plate glass mirror and vertical lighting
- Free standing oval soaking tub with hand-held shower
- Large marble shower stall with built-in seat, 2 shower heads, recessed lighting and glass doors
- Water closet
- Triple window with custom Roman shade
- Two additional windows
- Built-up crown molding
- Recessed lighting
- Modern circle chandelier
- Built-in ceiling speakers
- Linen closet
- Nickel plated fittings

#### DRESSING ROOM 1 16'9" X 10'9"

- Wall-to-wall carpeting
- Custom built-in wardrobe cabinetry
- Double window and additional window
- Two ceiling lights and 2 ceiling mount spot-lights
- Pull-down attic access

#### DRESSING ROOM 2 15'8" X 14'11"

- Marble flooring and wall-to-wall carpeting
- Custom built-in wardrobe cabinetry including island with quartz top
- Full-width vanity/dressing table with mirrored base and wall cabinetry, quartz top, undermount sink, plate glass mirror and 2 wall sconce lights with shades
- Window with built-in window seat, custom Roman shade, pleated shade and seat cushion
- Crown molding
- Nickel plated 9-light chandelier with shades
- Recessed lighting
- Built-in ceiling speakers
- Large custom fitted closet with wall-to-wall carpeting, adjoining storage room with window, plate glass dressing mirror and
- Access to back staircase

#### BEDROOM HALL

- Wall-to-wall carpeting
- Window
- Built-up crown molding
- Recessed lighting
- Wall sconce light
- Walk-in closet with oval window
- Step-down access to Bedroom 4 Suite

#### BEDROOM 2 17'10" X 11'9"

- Private hall entry with walk-in closet
- Wall-to-wall carpeting
- Picture window and additional window with custom drapery treatments
- Recessed lighting
- Two double wall sconce lights
- Built-in ceiling speakers
- Ceiling fan with light
- Private bath

#### BATH

- Ceramic tile floor
- Full-width vanity with Corian top, undermount sink, plate glass mirror and overhead lighting with milk-glass shades
- Ceramic tiled shower stall with glass tile borders and glass door
- Window
- Recessed and ceiling mount lighting

#### BEDROOM 3 17'3" X 13'8"

- Wall-to-wall carpeting
- Double window with Roman shade
- Walk-in closet
- Recessed lighting
- Built-in ceiling speakers
- Ceiling fan with light
- Private bath

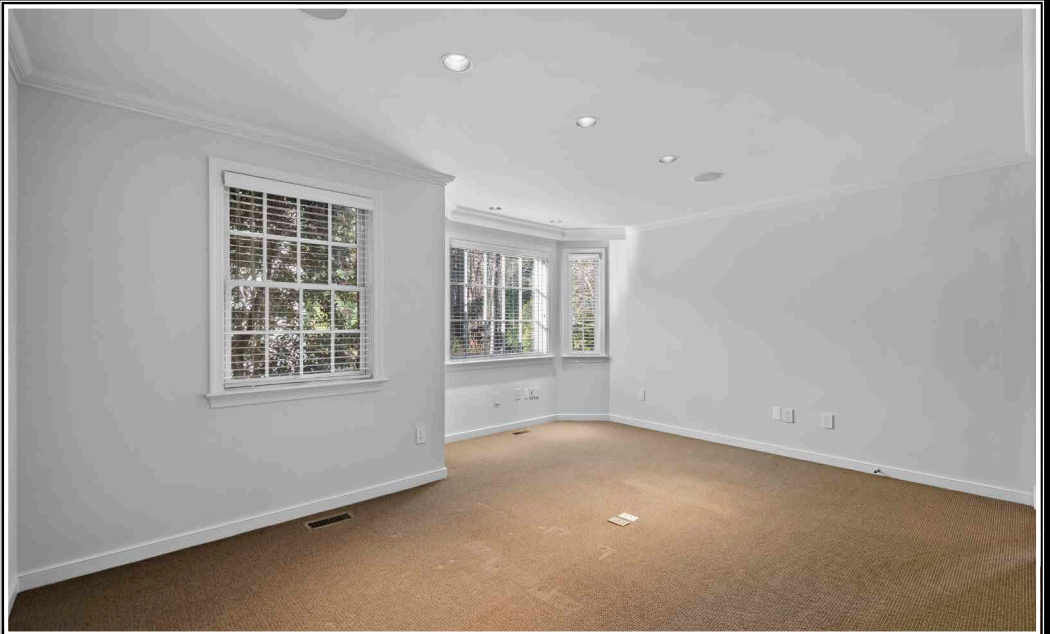
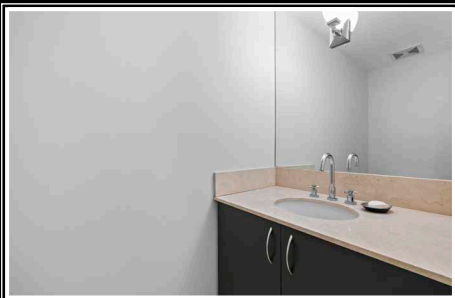
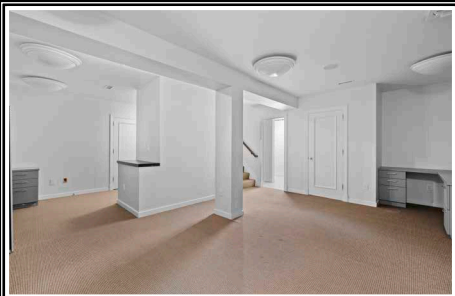
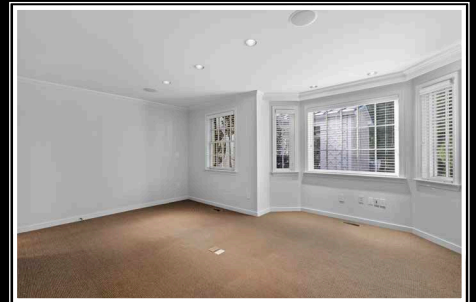
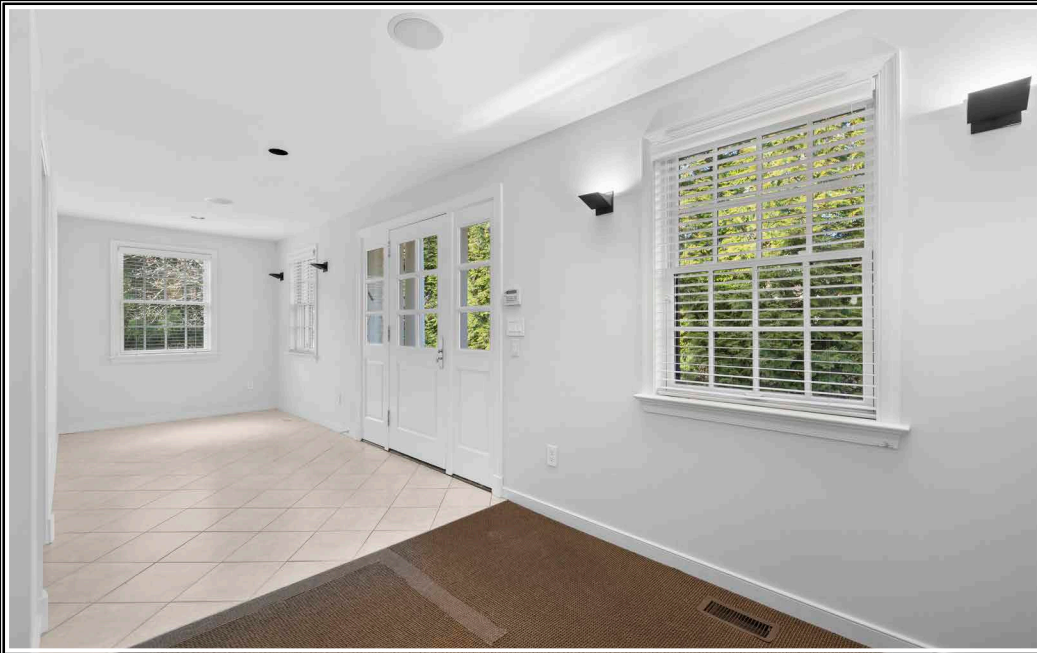
#### BATH

- Tumbled marble floor and shower stall
- Vanity with granite top and shelf, undermount sink, plate glass mirror and overhead lighting with milk-glass shades
- Shower stall with recessed light and glass door
- Window
- Open linen shelving
- Ceiling light

#### LAUNDRY ROOM 8'1" X 7'11"

- Access from Bedroom Hall
- Stone finish ceramic tile floor
- Base cabinet with stainless steel sink and open wall cabinets
- LG washer and dryer
- Ceiling light
- Pull-down attic access







## BEDROOM 4 SUITE

### STUDY/BEDROOM 4 18'3" X 13'6"

- Access from Bedroom Hall
- Vaulted ceiling
- Wall-to-wall carpeting
- Built-in desk, base cabinets and wall cabinets
- Window with plantation blind
- Ceiling mount lighting
- Double doors to Bedroom 4
- Access to Bath

## BATH

- Vaulted ceiling
- Marble basketweave floor
- Cantilevered double vanity with quartz trough sink, plate glass mirror and overhead lighting
- Glass-door enclosed ceramic tiled shower room with 2 shower heads, 2 handheld showers, soaking tub, wall niche and recessed lighting
- Round window
- Wall sconce light
- Exhaust fan

### BEDROOM 5 16'9" X 16'6"

- Vaulted ceiling
- Wall-to-wall carpeting
- Two windows with plantations
- Open carpeted staircase to main level with window with plantation blind
- Modern chandelier
- Ceiling mount lighting
- Samsung wall mounted TV
- Dressing Room (8'10" X 9'8") with window with plantation blind and access to walk-in closet with 2 windows with plantation blinds, ceiling mount lighting

### SITTING ROOM 16'8" X 7'5"

- Vaulted ceiling
- Wall-to-wall carpeting
- Three windows with plantations
- Ceiling mount lighting

## LOWER LEVEL

## HALL

- Segmented
- Carpeted staircase access from Stair Hall
- Wall-to-wall carpeting
- Double closet
- Recessed lighting
- Utility room with Lennox HVAC unit with propane gas heat, AprilAire air cleaner and humidifier
- Double doors to 2nd utility room with A.O. Smith propane gas water heater and 2 Lennox HVAC units with propane gas heat, AprilAire air cleaners and humidifiers

### BONUS ROOM 32'11" X 18'4"

- Double door access from Hall
- Vinyl tile flooring
- Partially finished
- Florescent lighting
- Double doors to utility room with water treatment system and water holding tanks
- Access to utility area with electric service panels- total 800 amp, emergency generator panel and whole house media panels

### BEDROOM 6 17'7" X 15'11"

- Wall-to-wall carpeting
- Double window with custom drapery treatments
- Halogen lighting and wall sconce up-lighting
- Built-in ceiling speakers
- Ceiling fan
- Access to Bath

## BATH

- Dual access
- Divided
- Stone finish ceramic tile floor
- Vanity with granite top, undermount sink, plate glass mirror and overhead lighting with milk-glass shades
- Ceramic tile shower stall with glass doors
- Recessed lighting

### EXERCISE ROOM 1 22'9" X 20'9"

- Step-down access from Hall
- Wall-to-wall carpeting
- Two triple windows
- Two wall mounted balance bars
- Halogen lighting and wall sconce up-lighting
- Two ceiling fans
- Built-in ceiling speakers
- Samsung wall mounted TV
- Closet with sump pump
- Access to Bath

### EXERCISE ROOM 2 28'7" X 22'8"

- Low-impact flooring
- Carpeted back staircase to Back Hall
- Triple atrium door to yard
- Two double wall sconce lights
- Two double wall sconce lights on staircase
- Recessed lighting
- Built-in ceiling speakers
- Wall mounted TV
- Wall mounted plate glass mirror
- Large storage closet

## HOME OFFICE/GUEST HOUSE

- Attached to Residence with seamless matching architecture- multi-purpose use as Home Office, Guest House or expansion of main house

### FOYER 24'7" X 16'8" (Irregular)

- Entry door with 6-pane window and matching sidelights
- Ceramic tile flooring in entry area and wall-to-wall carpeting in sitting area
- Bay window
- Three windows
- Recessed lighting and wall sconce up-lighting
- Built-in ceiling speakers
- Passage to Kitchen with Powder Room, access to Living Room, open staircase to 2nd Floor Bedroom 4 Suite and concealed staircase to Lower Level

### LIVING ROOM 16'9" X 13'6"

- Dual access
- Wall-to-wall carpeting
- Bay window and additional window with plantation blinds
- Crown molding
- Recessed lighting
- Built-in ceiling speakers

## POWDER ROOM

- Ceramic tile floor
- Vanity with undermount sink, plate glass mirror and overhead lighting
- Exhaust fan

### KITCHEN AREA 11'9" X 9'2"

- Stone finish ceramic tile floor
- Rough-in for Kitchen
- Four-light chandelier with milk-glass shades
- Recessed lighting
- Interior window with plantation blind

## LOWER LEVEL

### WORK AREA 27'3" X 23'9" (Irregular)

- Wall-to-wall carpeting
- Four built-in workstations with base cabinetry

- Powder Room
- Ceiling lighting
- Storage closet
- Storage room with vinyl tile flooring and sump pump
- Double doors to utilities with Lennox HVAC unit with propane gas heat, AprilAire air cleaner and humidifier, State Select electric water heater

## EXTERIOR

- Brick and stucco custom built 2005 estate house with home office/guest house annex
- Asphalt shingle roof
- Entry garden courtyard with bluestone steps and walks, bluestone capped brick walls and posts with lanterns
- Covered bluestone porch at main entry with brick columns, brick archways to secondary entries, bead board ceiling, built-in ceiling speakers, ceiling light and lantern wall sconce lighting
- Arched French doors from entry Courtyard through Bar to Den
- Bluestone patio (26' X 23') with bluestone walkway to additional Patio, steps to Pavilion and French doors from Great Room
- Bluestone Patio (25' X 21') with covered porch from Kitchen with classic columns, covered cook center with Wolf stainless steel gas grill and range hood, French doors from Kitchen and bluestone walkway to formal garden
- Ipe hardwood Deck (12' X 12') with Ipe handrails with wrought iron spindles, outdoor speakers and French doors from Dining Room and Kitchen
- Circular formal garden with pea gravel footpath
- Propane whole-house emergency generator
- Estate drive across bridge to circular driveway at main entry
- Bluestone capped posts from main driveway to large parking at Garage- flows to additional large parking lot with garden shed
- Wood carriage house doors on Garage
- Three-car parking pad at Home Office/ Guest House
- Professionally landscaped including exterior and garden lighting, specimen trees, lawns and wooded areas- total 5.53 acres

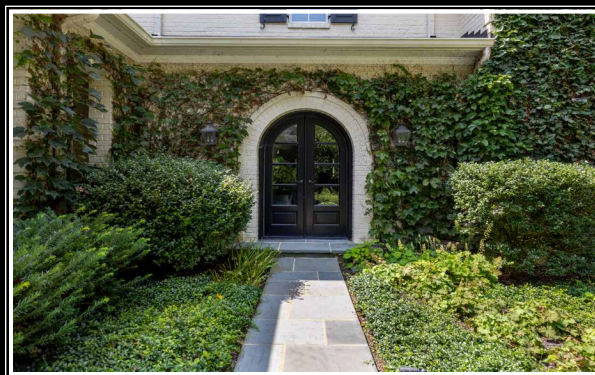
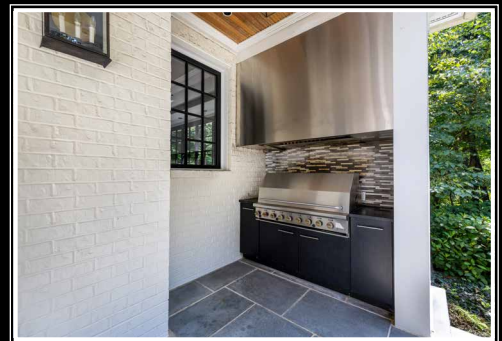
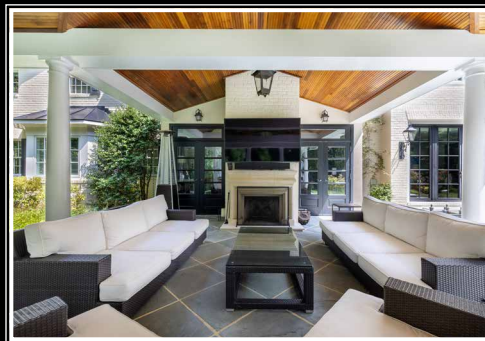
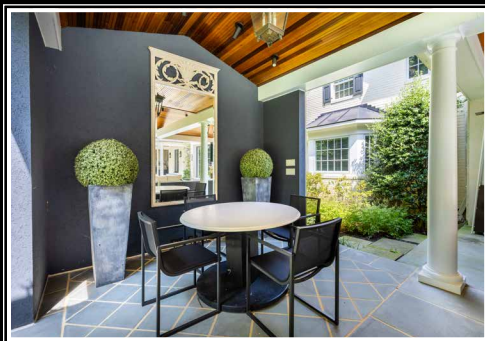
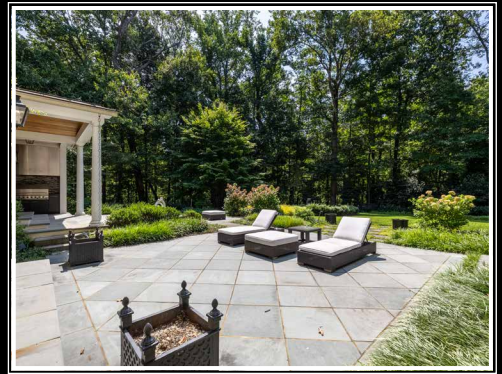
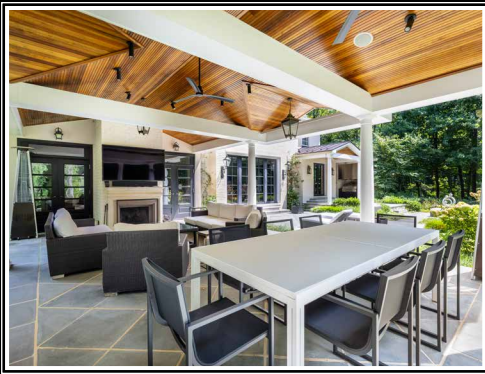
### PAVILION 31'2" X 27'0"

- Bluestone floor
- Vaulted ceiling paneled in natural finish bead board
- Classic columns
- Cast stone wood burning fireplace
- Two pendant lanterns
- Ceiling mount lighting
- Two ceiling fans
- Built-in ceiling speakers
- Two sets of French doors from Den
- Step-down access to patio and lawns

## ADDITIONAL FEATURES

- Architect Vince Green
- Built-by J Paul Builders
- Interior design by Jay Jenkins of Jenkins Baer
- Lighting design by Jones Lighting
- Wireless internet
- Whole-house standby generator
- Extensive 2013 renovations by Vince Greene, J Paul Builders and Jenkins Baer





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