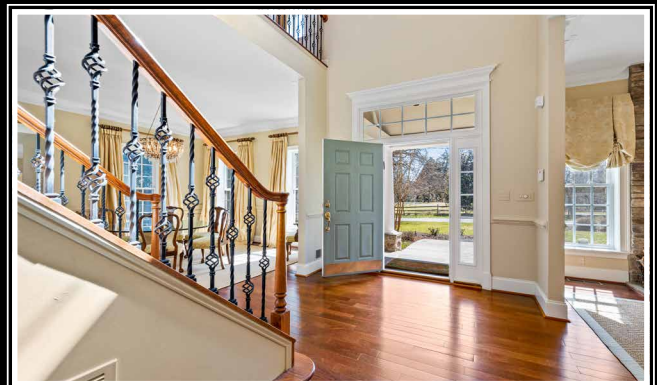
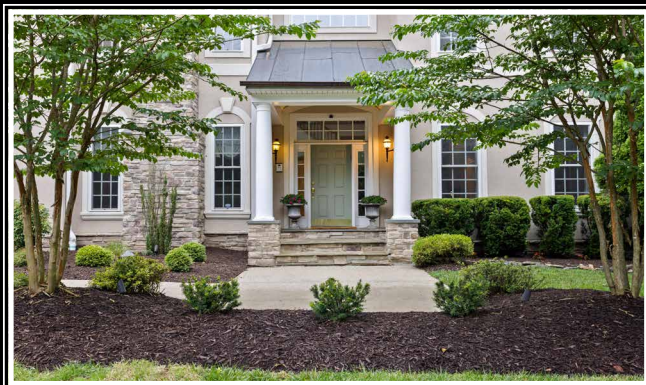


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CHRISTIE'S  
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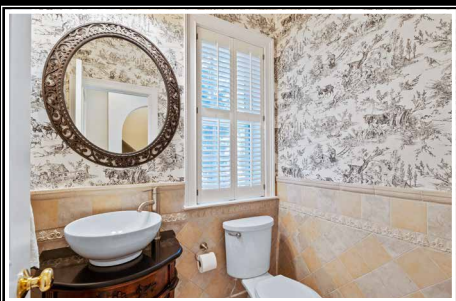
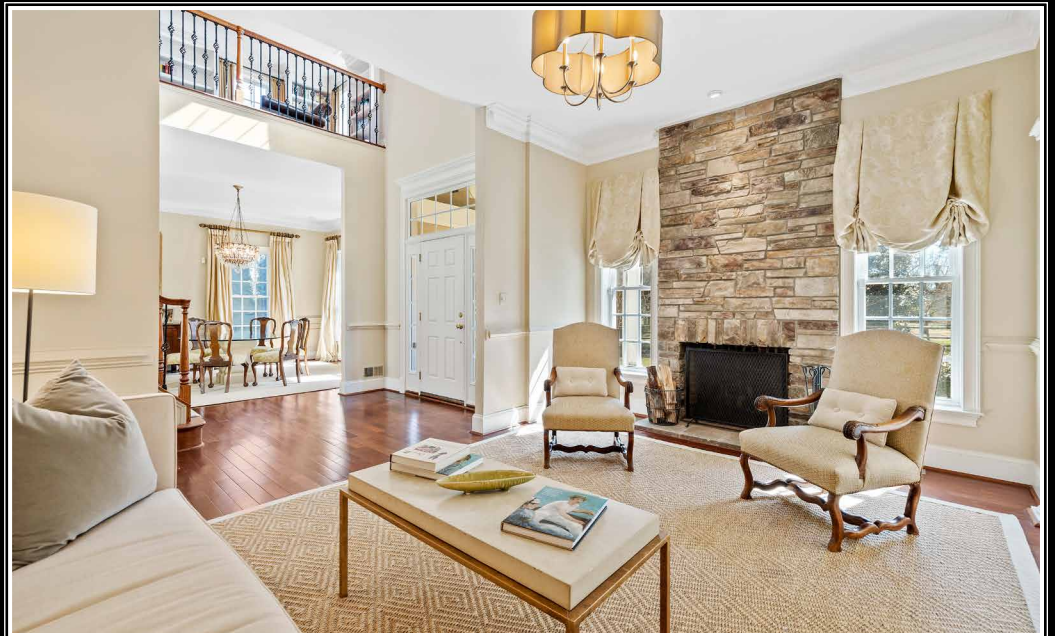
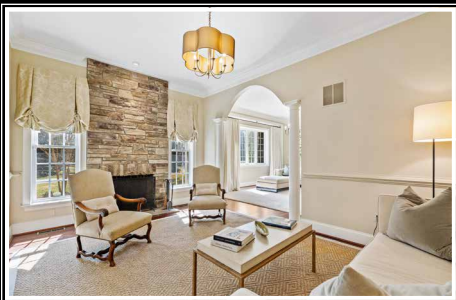
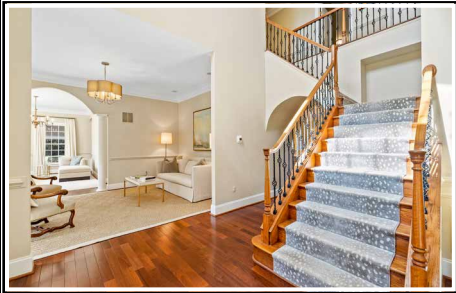
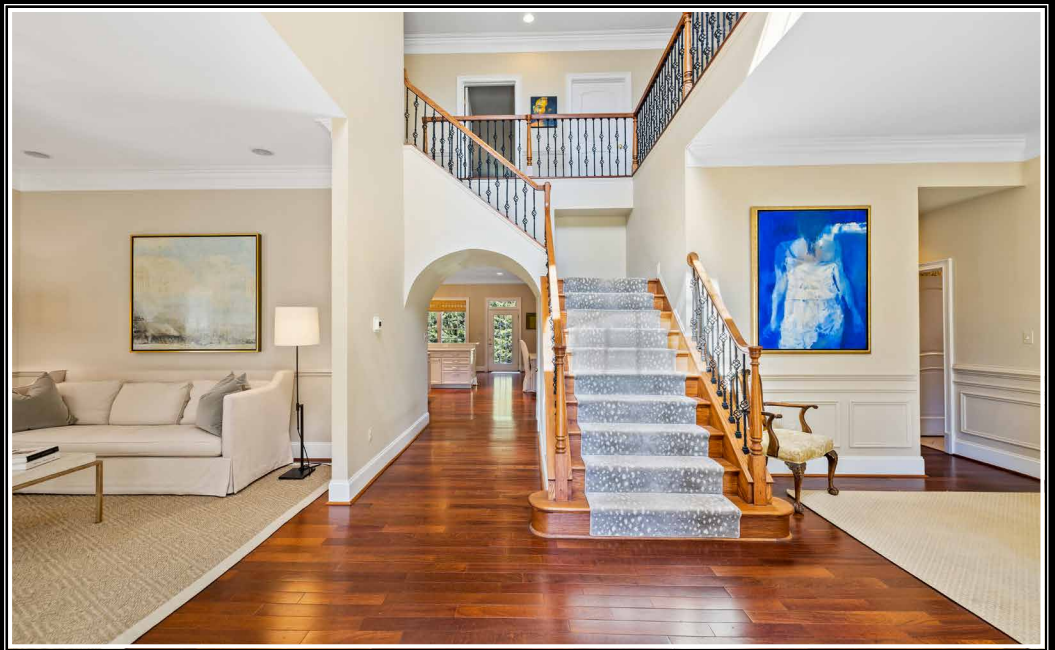
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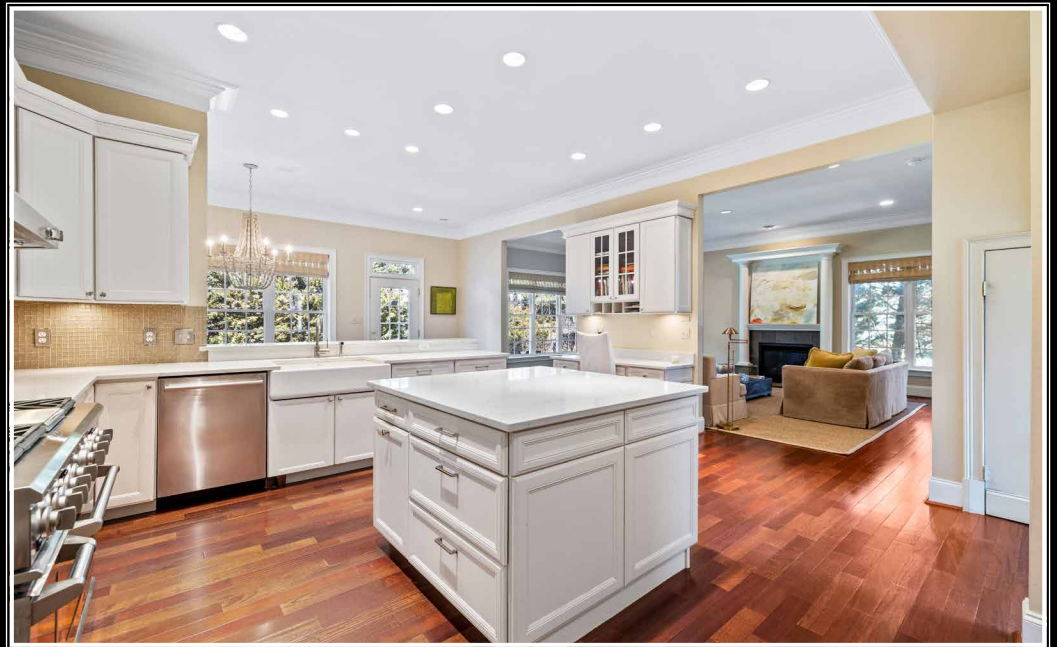
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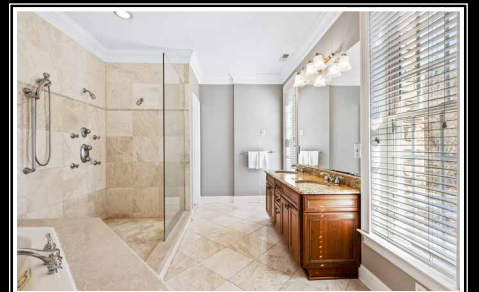
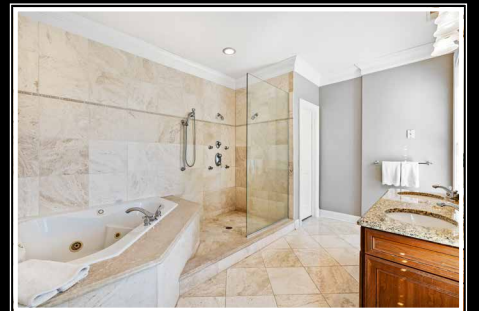
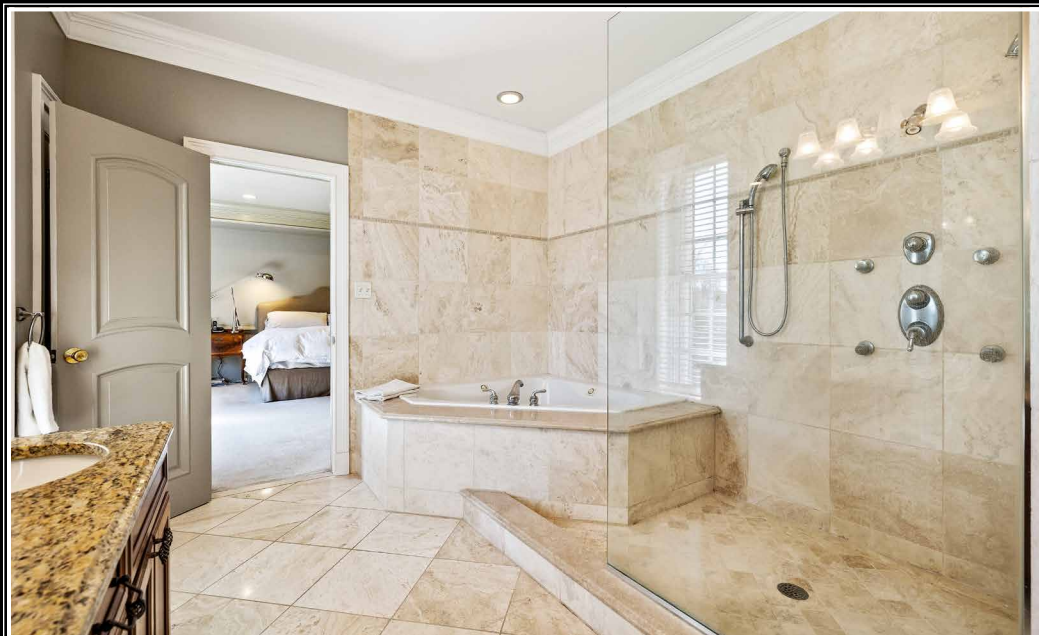




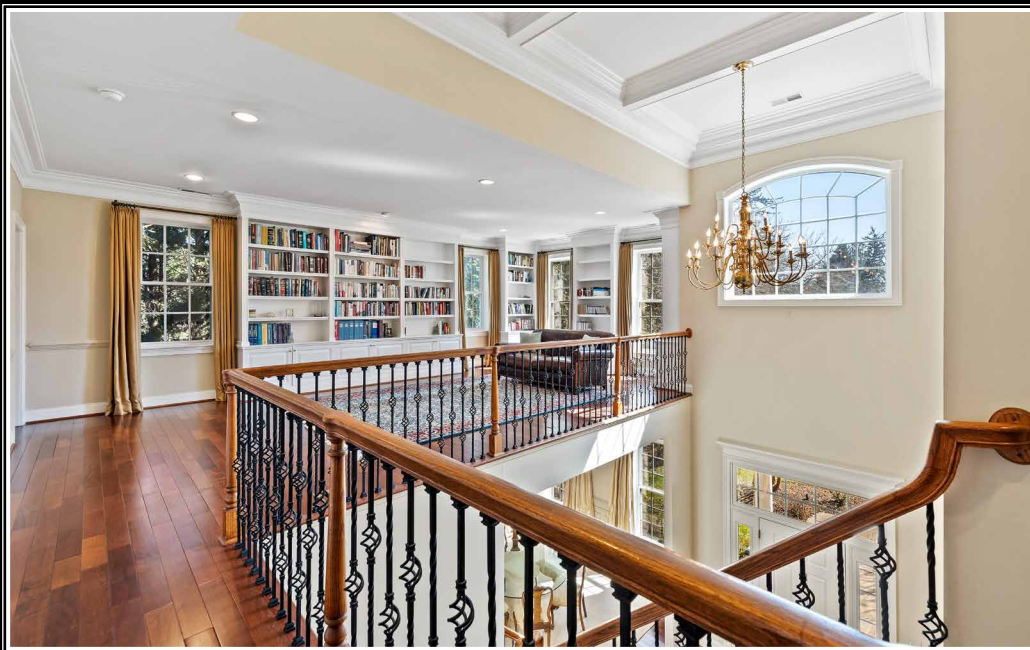












**FOYER** 19'0" X 9'0"

- Two story with deep coffered ceiling with built-up crown molding
- Six panel entry door with transom and full-length sidelights
- Brazilian cherry hardwood flooring
- Open oak staircase with wrought iron railings, hardwood handrails and carpet runner
- Arched window above entry
- Twenty-light brass chandelier
- Open flow through wide portals to Living Room and Dining Room
- Chair rail
- Barrel-vaulted passage to Kitchen with coat closet

**DINING ROOM** 15'8" X 14'1"

- Brazilian cherry hardwood flooring
- Three windows with custom drapery treatments
- Built-up crown molding
- Chair rail with wainscot moldings
- Built-in ceiling speakers
- Passage to Family room with access to Lower Level and Powder Room
- Chandelier excluded

- GE Monogram stainless steel built-in microwave
- Bosch stainless steel dishwasher
- Kohler ceramic farmhouse sink with Insinkerator disposal

- Recessed lighting
- Under cabinet lighting
- Built-up crown molding
- Access to Back Hall/Mud Room
- Dual access from Kitchen and Breakfast Room to Family Room
- Open flow to Breakfast Room

**LIVING ROOM** 17'0" X 12'0"

- Brazilian cherry hardwood flooring
- Stone chimney wall with wood burning fireplace and stone hearth
- Built-up crown molding
- Chair rail
- Two windows flanking fireplace with custom window treatments
- Modern chandelier
- Built-in ceiling speakers
- Recessed light above fireplace
- Arched portal with columns to Sunroom

**KITCHEN** 18'0" X 18'0"

- Brazilian cherry hardwood flooring
- White finish recess-panel cabinetry including island, peninsula/breakfast bar, planning desk with mail cubbies and glass-door cabinets, upper tier glass-door cabinets, pantry cabinets, lazy-Susan cabinet, pot-pan drawers, pull-out trash/recycle bins, roll-out trays, dovetailed drawers and matching crown with 'rope' trim
- Marble finish quartz counters
- Glass tile back splashes
- GE Monogram stainless steel French door refrigerator
- GE Monogram 48" stainless steel commercial grade 6-burner gas range with griddle, 2 ovens and stainless steel backsplash
- GE Monogram stainless steel range hood with lighting and side towel bars
- GE Monogram stainless steel warming drawer

**BREAKFAST ROOM** 18'0" X 10'6"

- Brazilian cherry hardwood flooring
- Large picture window with woven shade
- French door with transom to stone patio
- Wood paneled wainscot on 2 walls
- Built-up crown molding
- Six-light French style chandelier
- Built-in ceiling speakers

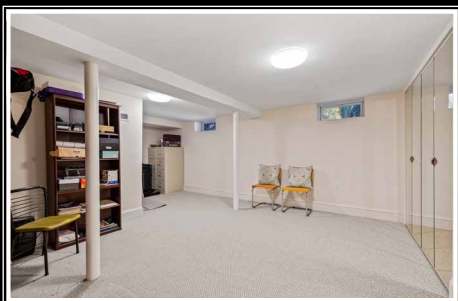
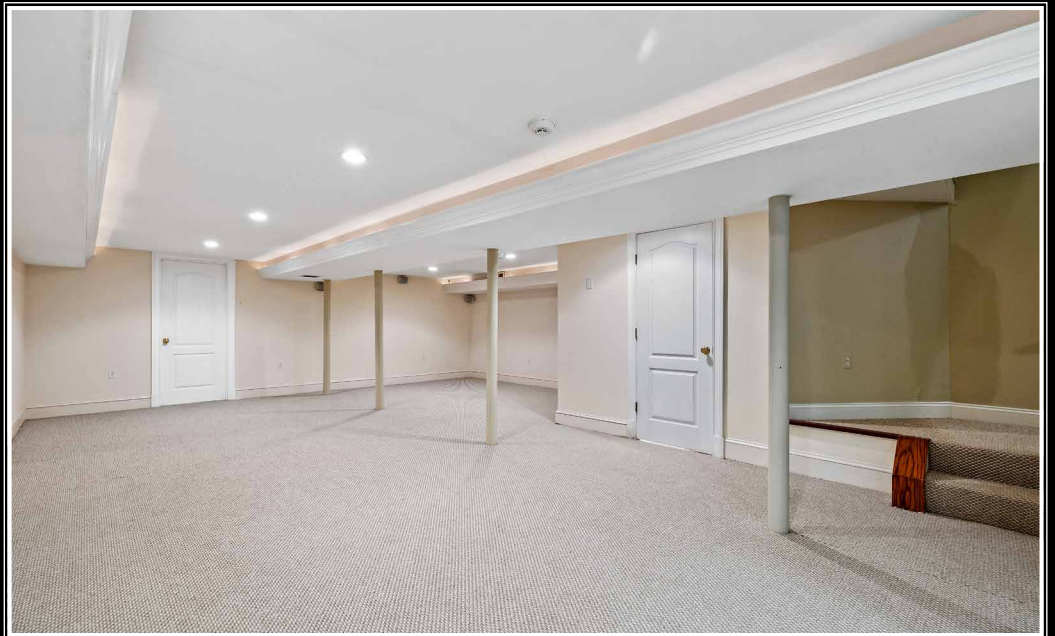
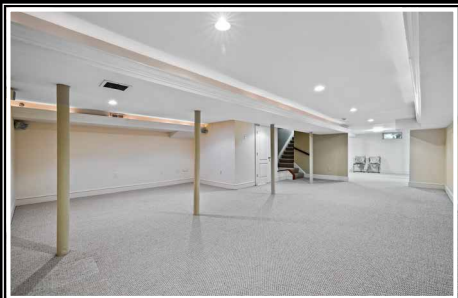
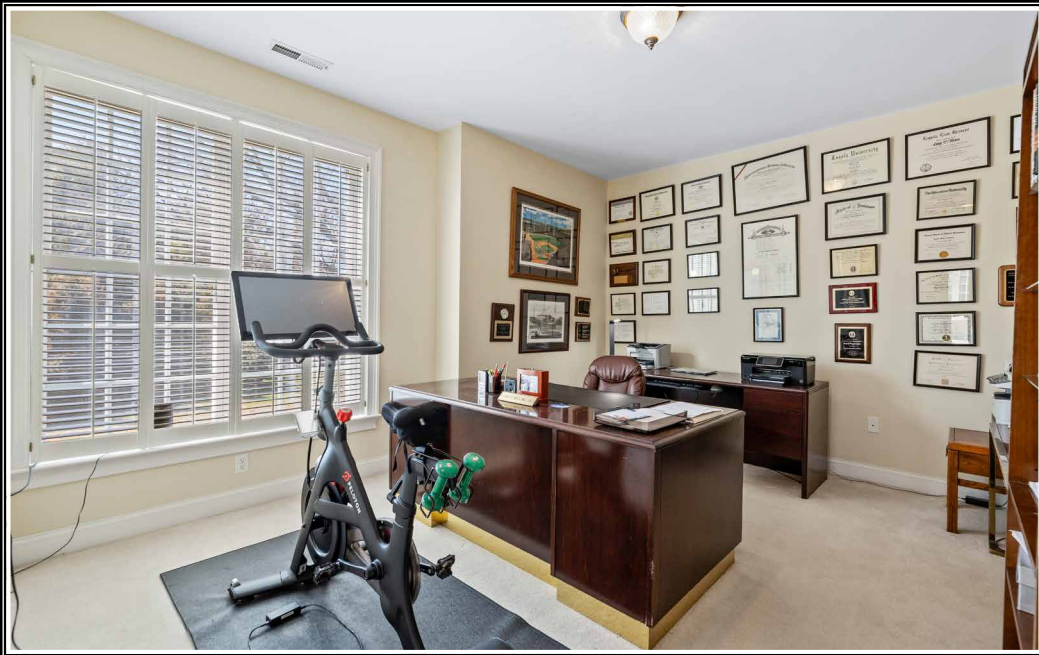
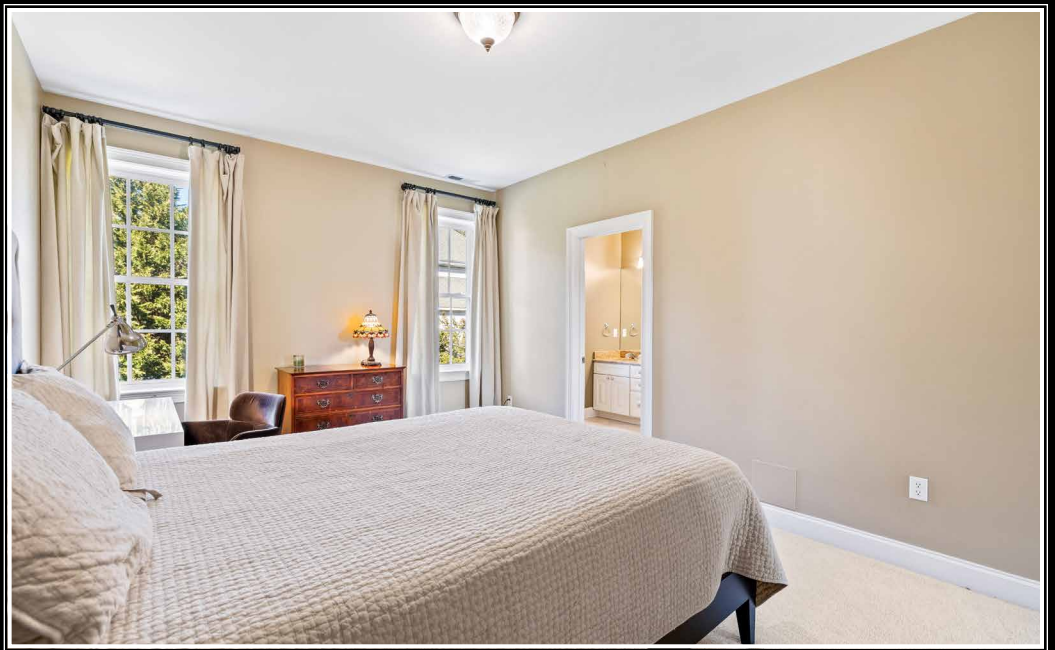
**SUNROOM** 18'10" X 13'3"

- Brazilian cherry hardwood flooring
- Wide bowed bay window and additional windows with custom drapery treatments
- Built-in bookcase with base cabinet and granite counter
- Built-up crown molding
- Chair rail

**FAMILY ROOM** 25'9" X 16'6"

- Brazilian cherry hardwood flooring
- Gas fireplace with wood mantel, flanking columns, stone hearth and surround, stone column pedestals
- Wet bar with marble finish quartz top, mirror backsplash, glass door display cabinets, GE Profile wine cooler and stainless steel undermount sink
- Large picture window and 2 double windows with woven shades
- Built-up crown molding
- Recessed lighting
- Surround sound speakers
- Walk-in closet
- Wired for flat screen TV above fireplace





## STUDY 10'5" X 9'0"

- French door entry with transom
- Wall-to-wall carpeting
- Window with custom drapery treatment
- Built-up crown molding
- Chair rail
- Hanging brass ceiling light

## POWDER ROOM

- Ceramic tile floor and wainscot with decorative tile trim and cap
- Designer cherry vanity in French style with granite top, ceramic vessel sink and overhead lighting
- Window with plantation shutters
- Exhaust fan

## BACK HALL/MUD ROOM

- Brazilian cherry hardwood flooring
- Built-in mudroom cabinetry
- Paneled wainscot
- Recessed lighting
- Exit door to covered side porch with 9-pane window
- Passage to Sunroom
- Flows to Kitchen
- Access to Garage

## GARAGE

- Three car with carriage house style doors
- Finished
- Automatic door openers

## SECOND FLOOR

### HALL

- Brazilian cherry hardwood flooring
- Built-up crown molding
- Chair rail
- Recessed lighting
- Pull-down access to attic
- Open flow to Loft

## LOFT 25'7" X 14'0"

- Brazilian cherry hardwood flooring
- Banister overlooks to Foyer & staircase
- Four sets of custom built-in bookcases with base cabinetry
- Four windows
- Built-up crown molding
- Chair rail
- Recessed lighting

## PRIMARY BEDROOM 21'6" X 17'0"

- Double door entry
- Wall-to-wall carpeting
- Wide bowed bay window with custom drapery treatment
- Additional window with custom Roman shade
- Tray ceiling with built-up crown molding
- Chair rail
- Custom fitted walk-in closet including base cabinet and counter
- Additional custom fitted walk-in closet
- Recessed lighting
- Ceiling light
- Samsung wall mounted TV

## PRIMARY BATH

- Marble floor, tub platform, shower stall walls and tub surround to ceiling
- Double cherry vanity with granite top, undermount sinks, plate glass mirror and overhead lighting
- Shower stall with 2 shower heads, adjustable hand-held shower, 4 body sprays and glass shower partition

- Jetted spa tub
- Water closet
- Two windows with plantation blinds
- Built-up crown molding
- Linen closet with mirror inset
- Recessed lighting

## BEDROOM 2 14'9" X 12'8"

- Vestibule entry with access to private bath
- Wall-to-wall carpeting
- Double window with plantation shutters
- Custom fitted walk-in closet
- Ceiling light

## BATH

- Ceramic tile floor and tub surround with glass tile trim
- Vanity with granite top, undermount sink, plate glass mirror and overhead lighting
- Tub/shower combination
- Exhaust fan

## BEDROOM 3 13'9" X 12'0"

- Vestibule entry with access to private bath
- Wall-to-wall carpeting
- Window with custom window treatment
- Custom fitted walk-in closet
- Ceiling light

## BATH

- Ceramic tile floor and tub surround with glass tile trim
- Vanity with granite top, undermount sink, plate glass mirror and overhead lighting
- Tub/shower combination
- Exhaust fan

## BEDROOM 4 16'1" X 11'7"

- Vestibule entry
- Wall-to-wall carpeting
- Two windows with custom drapery treatments
- Custom fitted walk-in closet
- Ceiling light
- Access to Shared Bath

## BEDROOM 5 15'9" X 11'7"

- Vestibule entry
- Wall-to-wall carpeting
- Two windows with plantation blinds
- Custom fitted walk-in closet
- Ceiling light
- Access to Shared Bath

## SHARED BATH

- Ceramic tile floor and shower stall walls with glass tile trim
- Double vanity with granite top, undermount sinks, plate glass mirror and overhead lighting
- Shower stall with glass enclosure
- Window with plantation blind
- Recessed light
- Exhaust fan

## LAUNDRY ROOM 10'3" X 7'0"

- Ceramic tile floor
- Base cabinet with stainless steel sink
- LG washer and GE dryer
- Linen cabinetry
- Wall-mount ironing board cabinet
- Ceiling light

## LOWER LEVEL

### RECREATION ROOM 28'0" X 21'4"

- Wall-to-wall carpeting
- Home theater area (14' x 10') with surround sound speakers
- Recessed lighting
- Ambient cove lighting
- Carpeted staircase to Main Level

### EXERCISE ROOM 19'1" X 13'10"

- Wall-to-wall carpeting
- Full-width wall of closets with mirrored doors
- Two transom windows
- Utility closet with NuTone central vac and sump pump
- Storage closet

### BATH

- Ceramic tile floor and tub surround/ceiling with decorative trim tiles
- Vanity with extended marble top, undermount sink, plate glass mirror and overhead lighting
- Steam shower with built-in marble seat and glass door enclosure
- Exhaust fan

### UTILITY ROOM

- Rheem HVAC with gas heat and AprilAire humidifier- 1 of 2 zones
- Bradford White gas-fired water heater
- Electric service panels
- Sump pump

## EXTERIOR

- Stone and synthetic stucco construction
- Curved stone entry posts at driveway
- Covered stone main entry porch with 2 columns and copper roof
- Architectural asphalt shingle roof- roof on garage replaced 2022
- Porte cochere to parking pad at 3-car garage
- Covered side porch to Back Hall/Mudroom
- Bluestone patio (34' x 11') with bluestone steps from Breakfast Room and to yard, stone garden walls with bluestone caps and lighting- rebuilt and expanded
- Approximate 375 year old Wye Oak – oldest tree in Ruxton; 2nd oldest Wye Oak in Maryland
- Fenced back yard/pet enclosure
- In-ground irrigation system
- Professionally landscaped .6 acre lot including arborvitae screen along Bellona Ave side

## FEATURES & AMENITIES

- Total 5448 square foot above grade living space with additional 1000 square foot finished lower level space
- Ten-foot ceiling height on Main Level
- Nine-foot ceiling height on Upper Level
- Exterior walls have added insulation with synthetic stucco finish providing R-value of R-23
- All windows are double hung with Low E glass
- Programmable thermostats throughout
- Electronic security system





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