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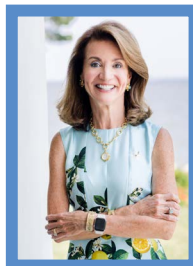
GREENSPRING VALLEY
227 GREENSPRING VALLEY ROAD



LOCATIONS

2330 W Joppa Road, Suite 104
Lutherville, MD 21093

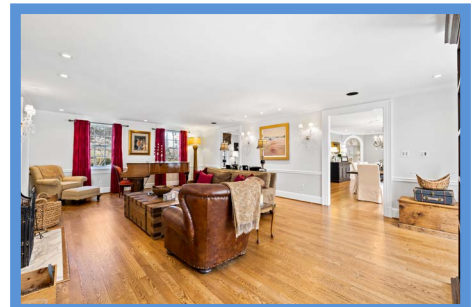
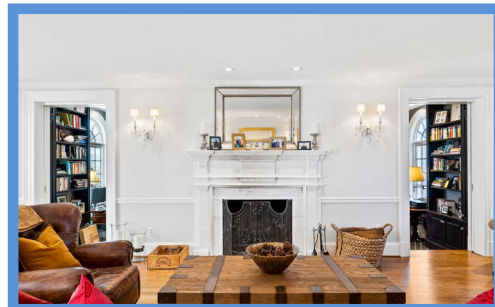
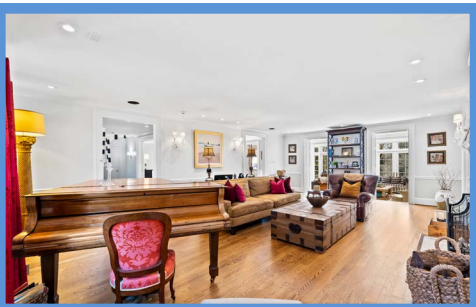
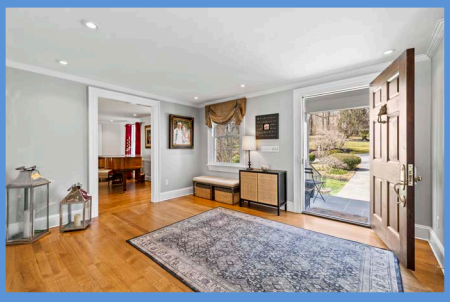
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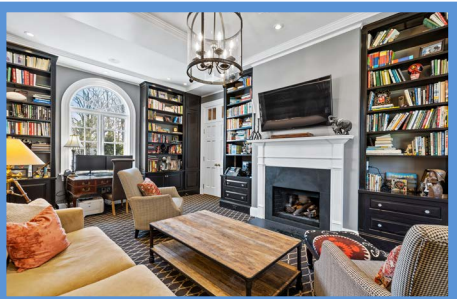
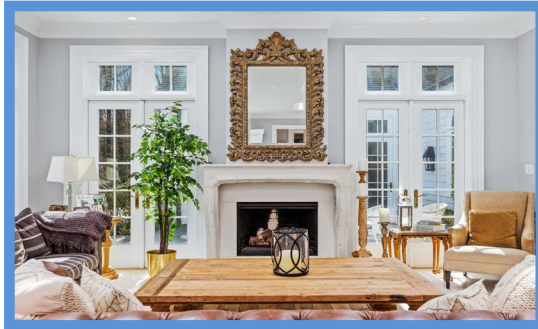


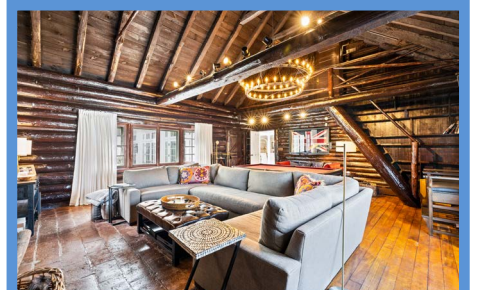
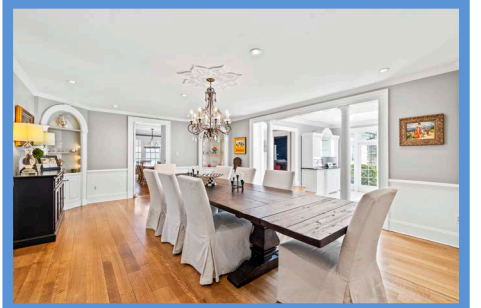
KAREN HUBBLE BISBEE

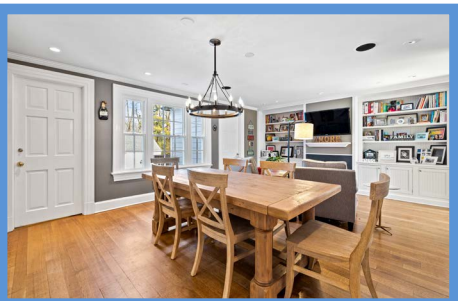
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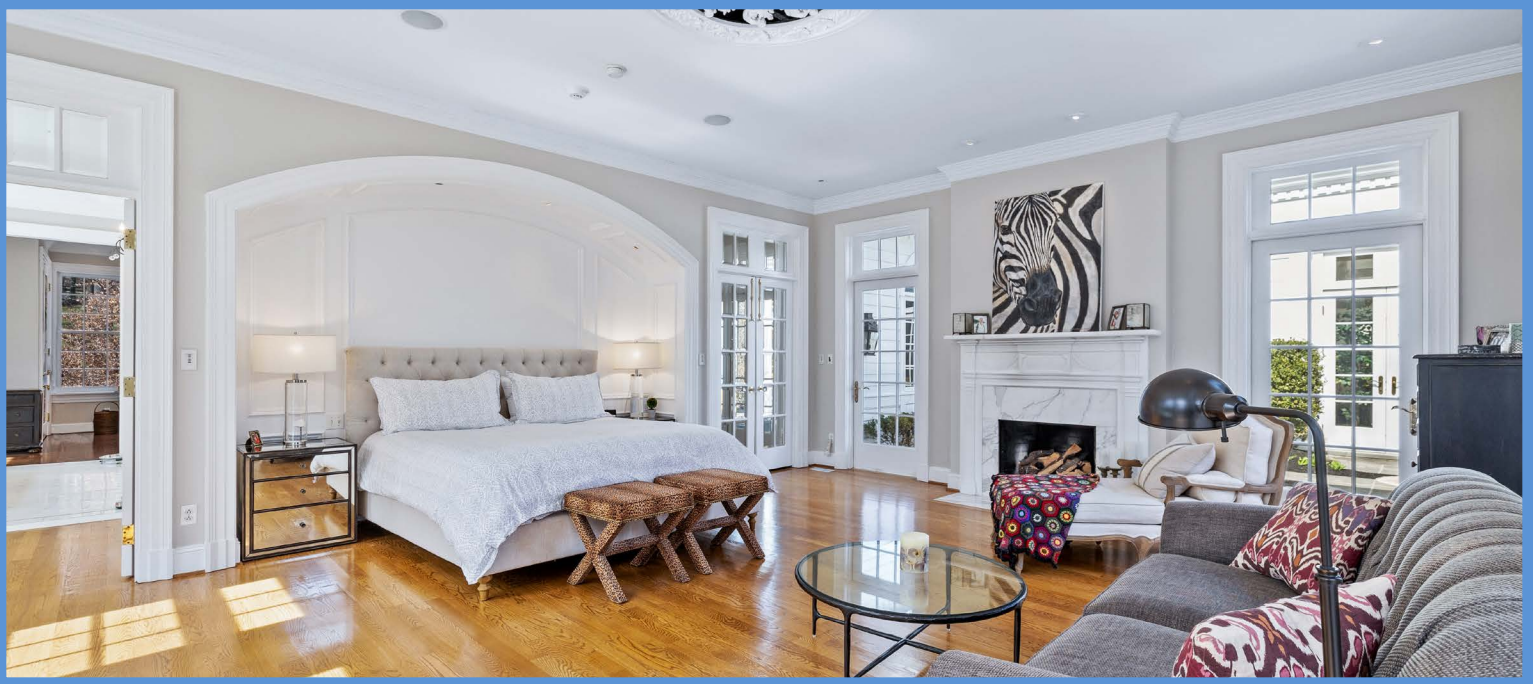
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FOYER 19'1" X 12'0"

- Paneled mahogany entry door
- Random width hardwood flooring
- Open pine staircase with hardwood handrails and arched window on landing with custom shade
- Powder Room with bow-front vanity and marble top
- Window with custom valance
- Crown molding
- Recessed lighting
- Double pocket doors to Dining Room
- Cased portal to Living Room

LIVING ROOM 26'4" X 17'2"

- Random width hardwood flooring
- Wood burning fireplace with Georgian mantel, marble surround and hearth
- Two windows with drapery treatments
- Crown molding
- Chair rail
- Recessed lighting
- Four crystal double wall sconce lights with shades
- Two cased portals in paneled recesses to Solarium
- Two pocket doors flanking fireplace to Library

LIBRARY 24'8" X 17'0"

- Sunken, step-down from Living Room
- Wall-to-wall carpeting
- Gas fireplace with Georgian mantel, marble surround and hearth
- Extensive custom built-in cabinetry including bookcases, base cabinets, storage cabinets and fluted trim
- Beamed ceiling trimmed in crown molding
- Two arched windows

- Recessed lighting
- Large bronze hanging lantern with curved glass
- Two sets of double doors with transoms to Primary Suite
- Wall mounted TV negotiable

SOLARIUM 34'0" X 17'6"

- Sunken, step-down from Living Room and Dining Room
- Limestone flooring
- Gas fireplace with cast stone mantel
- Wet bar with white raised-panel base and upper cabinets, arched center section with mirror back and glass shelving, marble counter and sink, U-Line icemaker and halogen lighting
- Three sets of French doors to Patio with sidelights and transoms
- Two sets of French doors with transoms flanking fireplace
- Six large skylights
- Recessed lighting
- Built-in ceiling speakers
- Radius steps to foyer area with wide cased portal with columns to Dining Room, access to Kitchen, access to family Room and closet

FAMILY ROOM 24'6" X 20'2"

- Historic log cabin, original structure
- Plank entry door with strap-work hinges
- Vintage pine flooring
- Log walls
- Vaulted beamed ceiling paneled in wood planking
- Oversized stone keeping room fireplace with cooking swing-arm and deep full width terra cotta hearth
- Staircase to 2nd level balcony
- Two picture windows with custom drapery featuring historic names/initials etched in

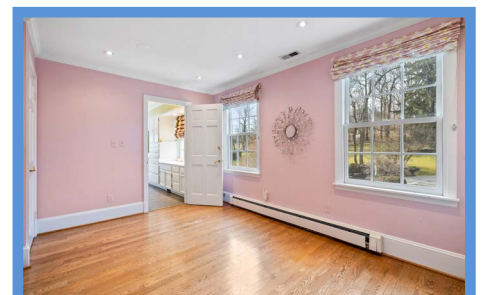
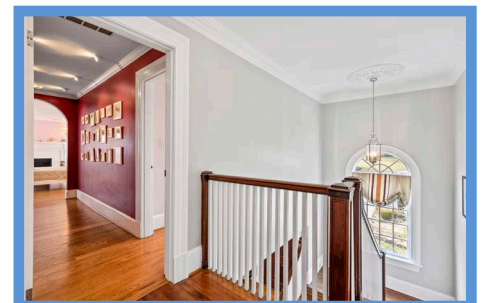
- windowpanes
- Additional window with custom drapery
- Two upper tier windows- in gable
- Plank exit Dutch door with strap-work hinges
- Plank door to woodshed
- Large round 2-tier chandelier
- Beam-mounted halogen track lighting
- Ceiling fan
- Samsung wall mounted TV and soundbar-negotiable

DINING ROOM 22'2" X 15'3"

- Access from Foyer and Living Room
- Random width hardwood flooring
- Four built-in arched shell-top corner cabinets with base cabinets and built-in wall speakers
- Crown molding
- Chair rail
- Recessed lighting
- Ceiling medallion
- Wide cased portal with columns to Solarium
- Swinging door to Kitchen

KITCHEN 16'0" X 14'8"

- Random width hardwood flooring
- Wood-Mode custom solid wood beaded board cabinetry including island/breakfast bar, glass door cabinets, pantry cabinet, roll-out trays, lazy Susan cabinet, 2 roll-out trash/recycle bins, pull-down vegetable bin
- Marble counters
- Stone and glass tile backsplash wall at range
- KitchenAid stainless steel refrigerator with water-ice dispenser



- Viking Professional 6-burner gas range set in bracketed archway with 2 ovens, griddle and commercial grade range hood with lighting
- KitchenAid stainless steel built-in microwave
- Viking stainless steel warming drawer
- KitchenAid stainless steel dishwasher with matching front panel
- Ceramic farmhouse sink with Waste King disposal and filtered water dispenser
- Round copper undermount prep sink
- Two arched shelved spice niches at range
- Three windows
- Crown molding
- Recessed lighting
- Under-cabinet lighting
- Built-in ceiling speakers
- Open flow through cased archway to Breakfast Room

BREAKFAST ROOM 18'6" X 14'8"

- Random width hardwood flooring
- Gas fireplace with slate surround flanked by built-in bookcases and base cabinets matching Kitchen
- Wet bar matching Kitchen with marble counter, glass door cabinets, base cabinets, round copper undermount prep sink, wine cooler, Scotsman icemaker, Bosch dishwasher and under-cabinet lighting
- Picture window
- Crown molding
- Media closet
- Broom closet
- Black metal 12-light chandelier
- Recessed lighting
- Built-in ceiling speakers
- Double doors to Solarium
- Access to Dining Room
- Access to 2-story Side Foyer and Lower Level
- Access to vestibule with exit door and Powder Room with hardwood floor, vanity and marble top, window and crown molding
- Wall-mount TV excluded

PRIMARY SUITE

HALL 9'0" X 6'0"

- Double door access from Library
- Random width hardwood flooring
- Crown molding
- Brass pendant light with etched glass globe and ceiling medallion
- Beveled-mirror French doors with transoms to Lower Level, walk-in closet and Primary Bedroom

PRIMARY BEDROOM 24'0" X 18'2"

- Hardwood flooring
- Gas fireplace with Georgian mantel, marble surround and hearth
- Two sets of French doors to Patio flanking matching stationary arched window
- Two glazed doors with transoms to Patio flanking fireplace
- Picture window with transom flanked by 2 additional windows with transoms
- Arched paneled bed alcove with halogen lighting
- Crown molding
- Recessed lighting
- Built-in ceiling speakers
- Ceiling medallion/fan
- Beveled glass French doors with transom to vestibule to Primary Bath with glazed exit door and laundry area with white wall cabinets, folding counter and LG under-counter washer and dryer
- Wall-mount TV negotiable

PRIMARY BATH

- Marble floor with mosaic tile border and accent tiles
- Two matching vanities each with marble top, undermount sink, framed mirror and crystal wall sconce lighting
- Jetted soaking tub in full-width marble platform with hand-held shower and paneled front
- Oversized marble steam shower with built-in bench, rainshower, 2 additional showers, body sprays, halogen lighting and glass door enclosure
- Pocket door to water closet
- Box-bay window at tub platform
- Built-up crown molding
- Bronze finish 8-light chandelier
- Recessed lighting
- Built-in ceiling speakers
- Cased portal to Dressing Room

DRESSING ROOM 27'3" X 15'6"

- Hardwood flooring
- Extensive custom built-in wardrobe cabinetry
- Matching island with marble top and built-in bench seating
- Matching built-in dresser in alcove with marble top and wall sconce lighting
- Cased portal to large custom fitted walk-in closet with access to Primary Suite Hall
- Two additional closets
- Three windows
- Built-up crown molding
- Recessed lighting
- Built-in ceiling speakers
- Ceiling medallion
- Double doors with transom to Library

SECOND FLOOR

HALL

- Heart pine flooring
- Landing for staircase with banister overlook
- Built-up crown molding
- Chrome pendant light with beveled glass above staircase
- Modern chrome ceiling light
- Access to carpeted passage with recessed lighting and access to Bedroom 4, Laundry Room and staircase to 3rd Floor
- Access to Bedroom 2 and Bedroom 3

BEDROOM 2 18'2" X 17'2"

- Private hall entry with access to Sitting Room and archway to Bedroom
- Hardwood flooring
- Wood burning fireplace with Georgian mantel, brick surround and hearth
- Three windows with custom Roman shades
- Crown molding
- Recessed lighting
- Two brass triple wall sconce lights with shades
- Wide double closet with mirrored doors
- Private Sitting Room and Bath

SITTING ROOM 14'3" X 9'3"

- Hardwood flooring
- Two windows with custom Roman shades
- Two closets flanking custom built-in wardrobe cabinetry
- Crown molding
- Recessed lighting
- Access to private Bath

BATH 2

- Access from Bedroom and Sitting Room
- Stone finish ceramic tile floor and shower stall
- Two vanities- 1 with dressing table- with 4 framed mirrored medicine cabinets
- Jacuzzi jetted soaking tub

- Shower stall with additional hand-held shower, ceiling light and glass doors
- Three windows with custom Roman shades
- Built-in linen cabinet between vanities
- Crown molding
- Recessed lighting and heat lamps
- Exhaust fan

BEDROOM 3 17'9" X 11'2"

- Pine flooring
- Triple window with built-in bookcases below
- Closet
- Recessed lighting
- Private Bath

BATH 3

- Slate floor
- Wide vanity with marble top, undermount sink and framed mirror
- Soaking tub/shower combination with subway tile surround
- Kohler flush
- Built-in linen shelving
- Recessed lighting
- Ceiling light/heater/exhaust fan

BEDROOM 4 17'9" X 11'2"

- Private hall entry with access to Bath
- Wall-to-wall carpeting
- Dressing area with built-in wardrobe cabinetry, 2 closets, open shelving and window
- Built-in bookcase with base cabinetry
- Four windows with plantation blinds
- Crown molding
- Recessed lighting
- Access to overlook to Family Room with staircase
- Private Bath

BATH 4

- Slate floor and shower stall
- Modern vanity with glass top and vessel sink, matching framed mirror
- Glass enclosed rainforest shower stall
- Two windows
- Recessed lighting
- Ceiling light/heater/exhaust fan

LAUNDRY ROOM 9'7" X 8'6"

- Ceramic tile floor
- Base cabinet, open shelving and wall mounted shelf with clothes pole
- Open linen closet
- Window
- Recessed lighting
- Maytag Neptune washer and dryer

THIRD FLOOR

LANDING

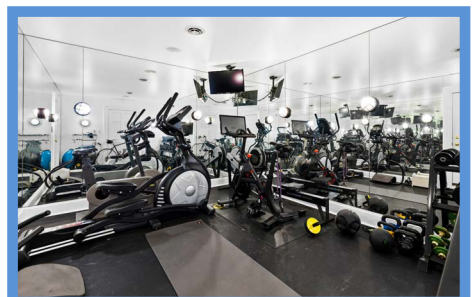
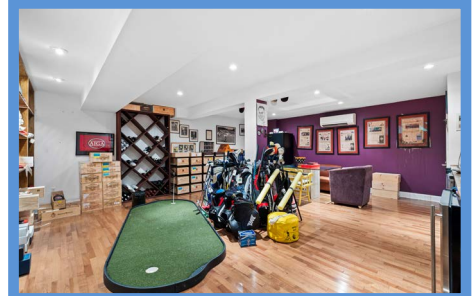
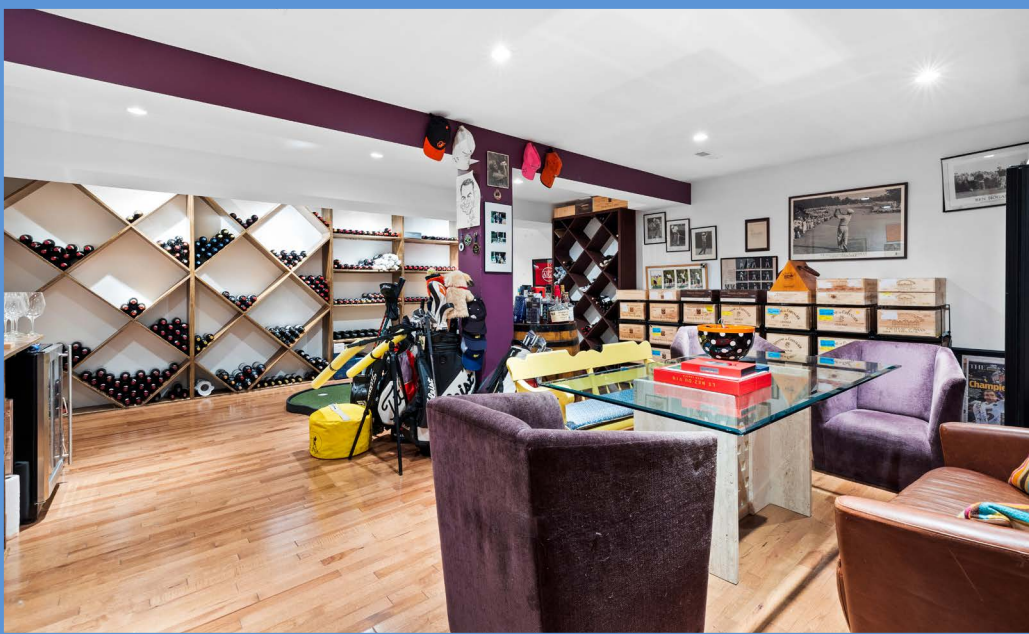
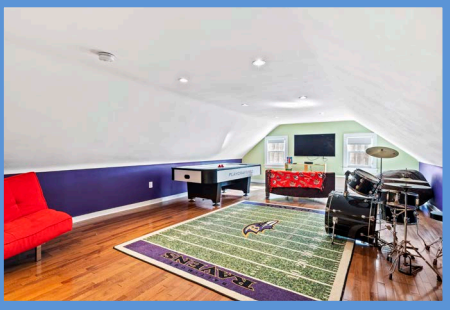
- Wall-to-wall carpeting including staircase
- Recessed lighting
- Access to Recreation Room and Bedroom 5

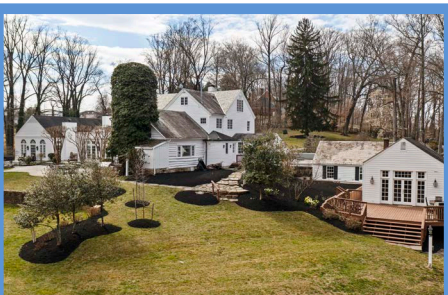
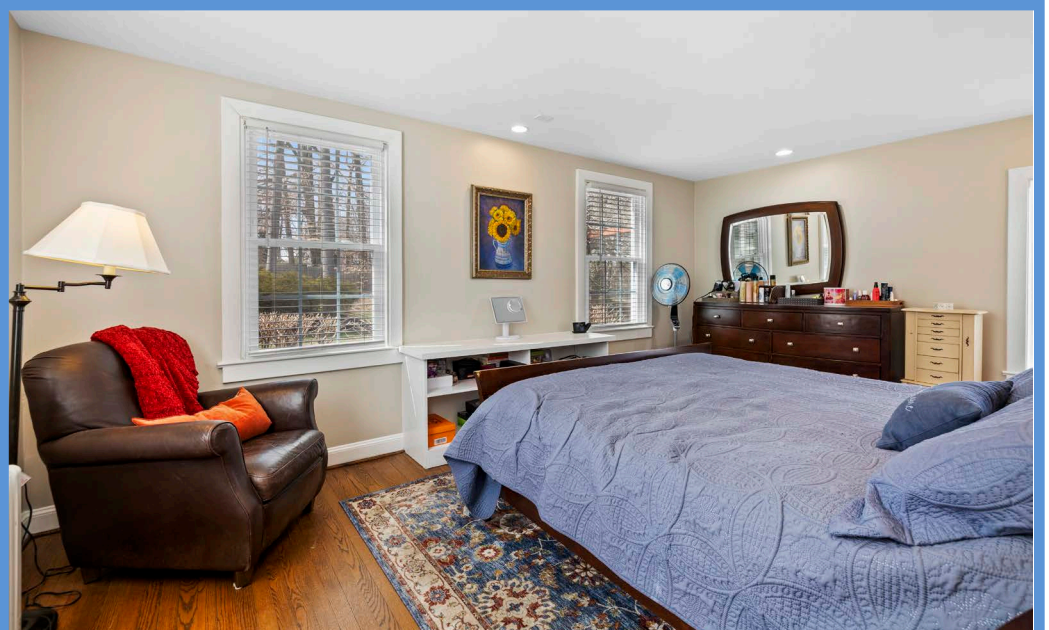
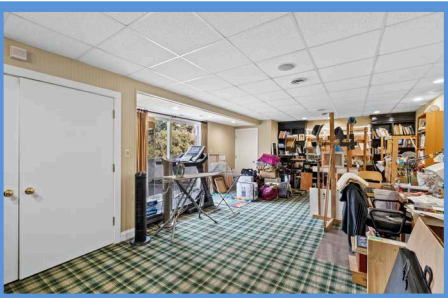
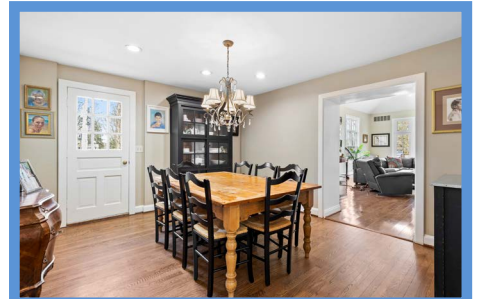
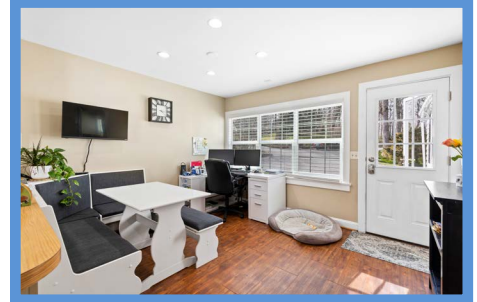
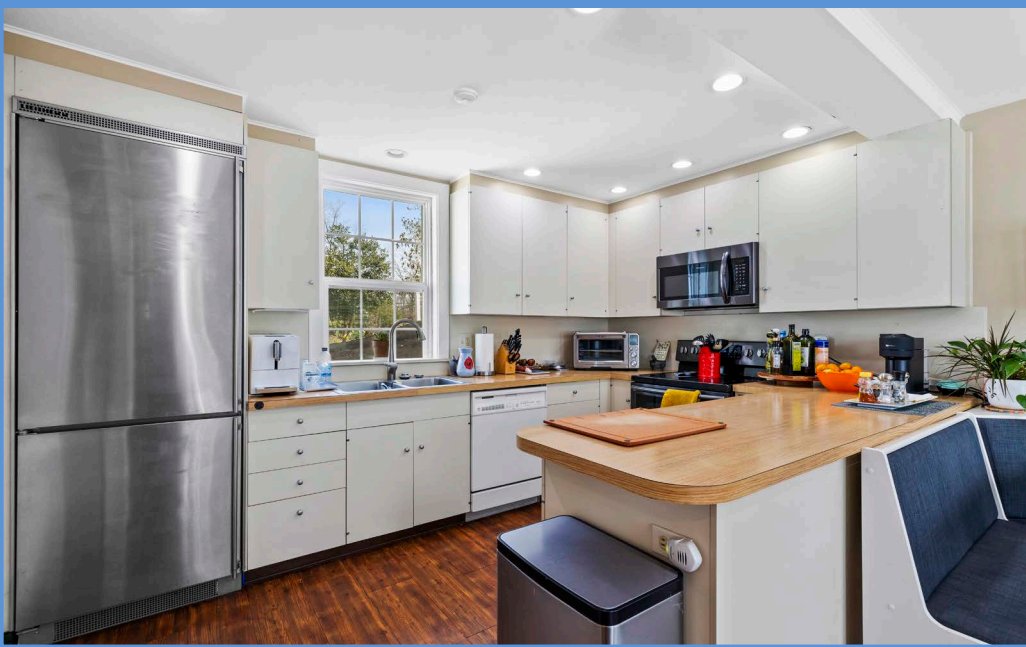
RECREATION ROOM 35'6" X 17'0"

- Hardwood flooring
- Built-in bench seating area
- Two windows
- Recessed lighting
- Attic access
- Wall mounted TV negotiable

BEDROOM 5 17'0" X 14'3"

- Vestibule entry with closet and dressing mirror
- Hardwood flooring
- Triple window





- Recessed lighting
- Built-in bench
- Private Bath
- BATH
- Hardwood flooring
- Cherry vanity with plate glass mirror and wall sconce lighting
- Subway tile shower stall with glass door
- Bead board wainscot
- Recessed lighting
- Flows to dressing room (12 x 7) with window and wall sconce lighting
- Closet

LOWER LEVEL

PRIMARY SUITE

FOYER

- Oak staircase access from Master Suite Hall with ceiling attic access
- Black/white checkerboard vinyl tile floor
- Double closet
- Secured access to Wine Room
- Access to Garage

WINE ROOM 22'2" X 19'4"

- Hardwood flooring
- Extensive built-in wine racks with decanting counter
- Recessed lighting
- Under-stair storage closet
- Wine fridges excluded (2)

GARAGE

- Finished 2-car
- Automatic door opener
- Wall and base cabinetry with aminate counter
- Two windows
- Beacon Morris heater
- Access to Gym

GYM 17'2" X 11'3"

- Low-impact rubber flooring
- Three walls of plate glass mirror
- Wall sconce lighting
- Built-in ceiling speakers
- Utility closet with HVAC unit
- Wall mounted TV negotiable

ORIGINAL HOUSE

FOYER

- Two-story
- Open oak staircase access from Breakfast Room
- Wall-to-wall carpeting
- Three windows
- Exit door at top of staircase to stone terrace
- Recessed lighting
- Exit door to Breezeway at Guest House
- Under-stair storage closet
- Prep area with wall-to-wall carpeting, 2 closets, base cabinets with counter, Amana refrigerator, window, recessed lighting and access to Utility Room

UTILITY ROOM

- Unfinished
- Weil McLain oil-fired 8-zone boiler
- Two HVAC units with AprilAire electronic air cleaners
- Bradford White hot water supply
- Bock oil-fired water heater
- Two fuel-oil storage tanks
- Whole-house media panels
- Electric service panels
- Three well water tanks- 2023
- Water conditioner system- 2023
- Radon remediation system
- Four water supply tanks

- Sump pump
- Utility sink
- Three windows
- Exit door with 9-pane window

EXTERIOR

- Wood siding with historic original log structure (Family Room)
- Slate primary roof with asphalt shingle roofing and rubber membrane roofing
- Bluestone walkway and covered portico at main entry
- Two-tier bluestone patio (50 x 36) with millstone inlays, 3 Crepe Myrtle planters and 4 sets of bluestone steps to lower tier
- Stone cooking center at patio with Lynx stainless steel built-in gas grill and 2-burner cooktop
- Bluestone patio (23 x 10) off Primary Bedroom with steps to bluestone hot tub terrace
- Stone garden steps to pool area
- Heated in-ground pool (50 x 24) with bluestone patio (25 x 24) between pool and pool house
- Stone garden walls
- Flagstone garden walkways and steps
- Exterior/landscape lighting
- Concealed pool equipment area including propane pool heater
- Landscaped 4.74 acres

POOL HOUSE 17'4" X 15'4"

- Rebuilt on original footprint- 2021
- Grooved wood paneled exterior walls- painted white
- Asphalt shingle roof
- Vaulted ceiling
- Wood paneled walls
- Painted plank flooring
- Sliding glass doors with in-glass blinds to deck
- French doors with in-glass blinds to pool patio
- Window
- Base cabinet with granite counter and Frigidaire under-counter refrigerator
- Recessed lighting
- Ceiling fan
- Changing room with window
- Deck with built-in bench seating

GUEST HOUSE

LIVING ROOM 28'4" X 18'4"

- Vaulted ceiling
- Hardwood flooring
- Gas fireplace with traditional mantel
- French doors with sidelights and transom to Deck
- Two additional windows with transoms
- Recessed lighting
- Two ceiling fans
- Open circular staircase to Lower Level
- Cased portal to Dining Room
- Samsung wall mounted TV- negotiable

DINING ROOM 14'0" X 12'2"

- Hardwood flooring
- Exit door with 9-pane window
- Recessed lighting
- Five-light chandelier with shades
- Coat closet
- Utility closet with HVAC unit
- Access to Hall and Kitchen

KITCHEN 19'0" X 13'0"

- Wide plank wood finish flooring
- Laminate wall and base cabinets including peninsula, lazy-Susan cabinet, roll-out trays and tray cabinet
- Laminate counters
- Liebherr stainless steel built-in refrigerator
- Samsung electric range
- Frigidaire built-in microwave
- Whirlpool dishwasher
- Stainless steel double sink with disposal and Insinkerator hot water dispenser
- Breakfast area (12 x 10) with picture window with plantation blinds and exit door with 9-pane window
- Additional window
- Recessed lighting
- Vizio wall mounted TV- negotiable

BEDROOM #1 18'0" X 11'3"

- Vestibule entry with double closet
- Hardwood flooring
- Five windows with plantation blinds
- Recessed lighting
- Built-in base cabinet/TV stand
- Access to Bath

BEDROOM #2 11'3" X 9'7"

- Vestibule entry
- Hardwood flooring
- Window with plantation blind
- Double closet
- Recessed lighting
- Pull-down attic access
- Access to Bath

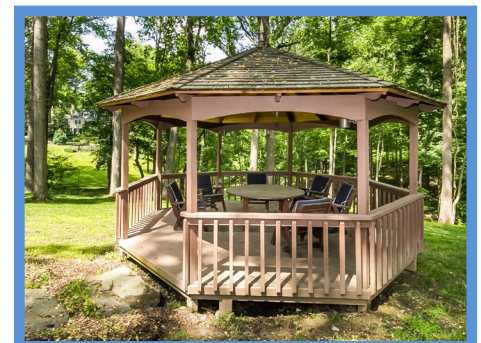
BATH

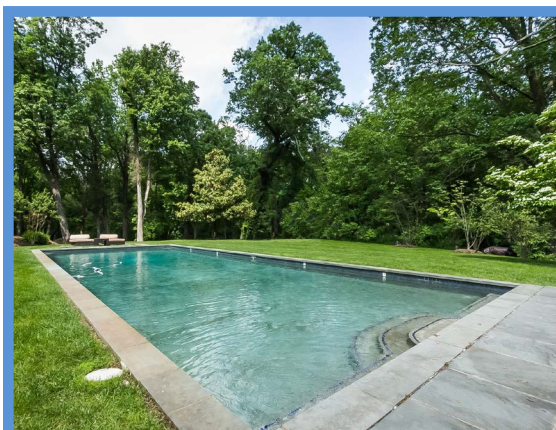
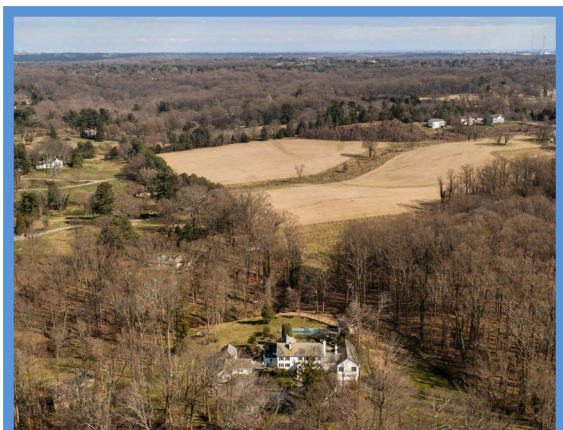
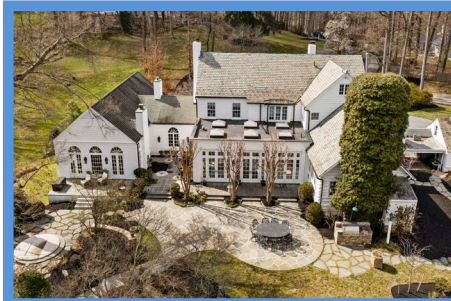
- Dual access
- Ceramic tile floor
- Vanity with undermount sink and mirrored medicine cabinet
- Full-width ceramic tile shower with additional hand-held shower and sliding glass doors
- Window with plantation blind
- Recessed lighting
- Ceiling light/exhaust fan

LOWER LEVEL

RECREATION ROOM 27'0" X 17'0"

- Circular staircase access from Living Room
- Wall-to-wall carpeting
- Beaded board paneled walls
- Sliding doors to yard
- Recessed lighting
- Three-light billiard lamp
- Laundry closet with Maytag washer and dryer
- Utility closet with HVAC unit and radon remediation





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