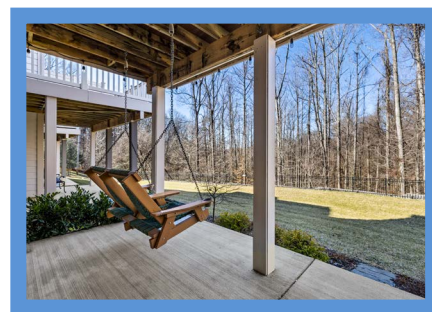
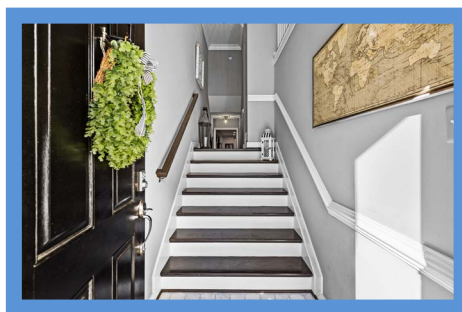
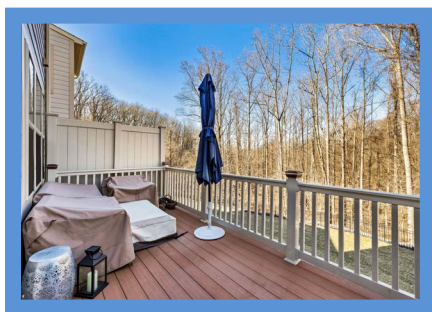


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INTERNATIONAL REAL ESTATE



HUNT VALLEY OVERLOOK
13906 FOX HILL ROAD



LOCATIONS

2330 W Joppa Road, Suite 104
Lutherville, MD 21093

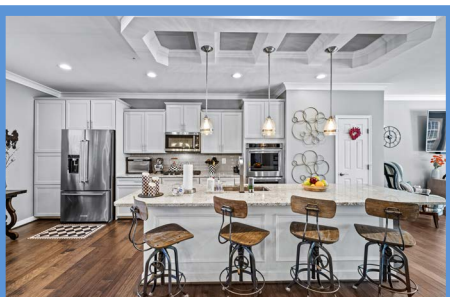
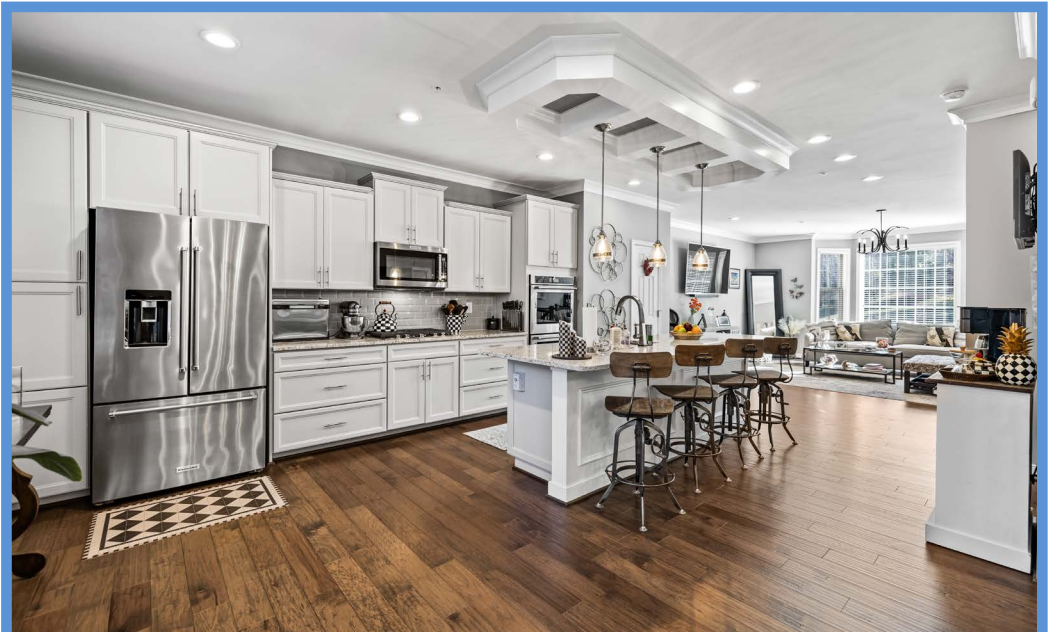
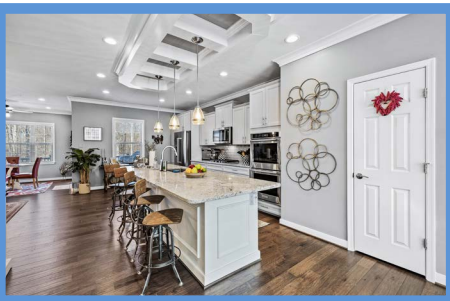
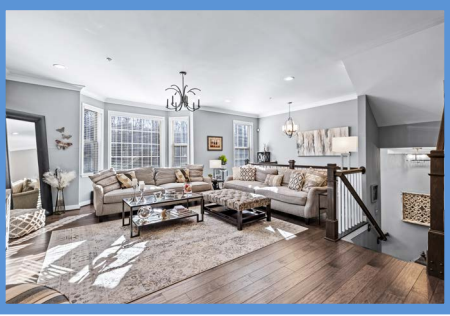
181 Harry S Truman Pkwy Ste 200
Annapolis, MD 21401

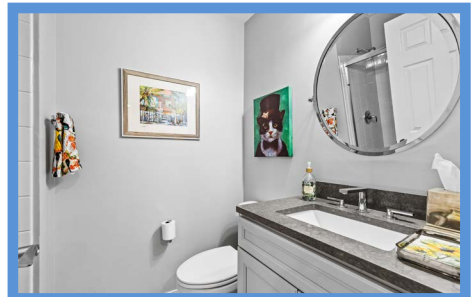
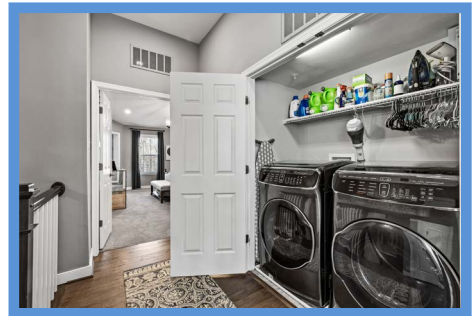


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FOYER

- Paneled entry door with transom
- Custom Carrera marble hex-tile floor
- Chair rail
- Modern orbit chandelier
- Recessed lighting
- Hardwood staircase to Main Level
- Access to Family Room

FAMILY ROOM

- Sliding barn door access
- Wall-to-wall carpeting
- Sliding glass door to covered Patio and Yard
- Window with plantation blind and drapery treatment
- Recessed lighting
- Access to Utility Room with Bryant HVAC unit with gas heat and AO Smith electric water heater
- Passage to Garage with ceramic tile floor, double closet and ceiling light
- Access to Bath
- Wall mounted TV excluded, bracket to remain

BATH

- Marble finish ceramic tile floor
- Vanity with granite top, undermount sink, adjustable wall mounted mirror and overhead lighting
- Ceramic tile shower stall with glass doors
- Gerber flush
- Exhaust fan

GARAGE

- Two-car
- Finished
- Automatic door opener
- Under-stair storage closet
- Wall mounted storage shelving

MAIN LEVEL

LIVING ROOM

- Landing for staircase with wraparound banister overlook to Foyer
- Engineered hardwood flooring
- Bay window and additional window with plantation blinds
- Crown molding
- Recessed lighting
- Modern 6-light chandelier
- Open oak staircase to Upper Level with hardwood handrails
- Open flow to Kitchen
- Wall mounted TV excluded, bracket to remain

KITCHEN

- Engineered hardwood flooring
- Soft white recess-panel wood cabinetry including island/breakfast bar, pot-pan

drawers, pantry cabinet, pull-out trash/recycle bins, utensil drawers, dovetailed drawers, soft close cabinets/drawers matching crown trim and under cabinet lighting

- Granite counters
- Beveled subway tile backsplash
- KitchenAid stainless steel French door refrigerator
- KitchenAid stainless steel 5-burner gas range
- KitchenAid stainless steel double oven
- KitchenAid stainless steel built-in microwave
- KitchenAid stainless steel dishwasher
- Oversize stainless steel undermount sink with tap-to-turn-on faucet, basin rack and Insinkerator disposal
- Octagonal coffered ceiling above island
- Crown molding
- Window with plantation blind
- Lighted pantry closet
- Recessed lighting
- Three glass globe pendant lights above island
- Samsung wall mounted TV
- Passage to Powder Room with closet
- Open flow to Dining Room

DINING ROOM

- Engineered hardwood flooring
- Crown molding
- Chair rail with wainscot moldings
- Recessed lighting
- Modern 8-light chandelier with glass cylinder shades
- Open flow to Breakfast Room

BREAKFAST ROOM

- Engineered hardwood flooring
- Sliding glass door to Deck
- Triple window with plantation blinds
- Crown molding
- Recessed lighting
- Ceiling fan with lighting

POWDER ROOM

- Ceramic tile floor
- Pedestal sink with adjustable wall mounted mirror and overhead lighting
- Gerber flush
- Exhaust fan

UPPER LEVEL

HALL

- Landing for staircase with banister overlook
- Engineered hardwood flooring
- Laundry closet with Samsung washer and dryer and wall mounted shelf above
- Modern pendant light above staircase
- Linen closet
- Recessed lighting

PRIMARY BEDROOM

- Double door entry
- Vaulted ceiling
- Wall-to-wall carpeting
- Two windows with plantation blinds
- Modern 4-light chandelier with glass cylinder shades
- Wide casad portal to Sitting Room
- Wall mounted TV and drapery treatments excluded, TV bracket to remain

PRIMARY SITTING ROOM

- Wall-to-wall carpeting
- Triple window and double window with plantation blinds
- Custom fitted walk-in closet by California Closets
- Crystal ceiling light

PRIMARY BATH

- Sliding barn door access
- Vaulted ceiling
- Marble finish ceramic tile floor, tub platform and shower stall walls with glass tile borders
- Double vanity with solid surface top, undermount sinks, adjustable wall mounted mirrors, overhead lighting and mirrored medicine cabinet
- Soaking tub
- Glass enclosed shower stall
- Water closet with Gerber flush
- Recessed lighting
- Vizio wall mounted TV
- Exhaust fans

BEDROOM 2

- Vaulted ceiling
- Wall-to-wall carpeting
- Two windows with plantation blinds and drapery treatments
- Custom fitted double closet by California Closets
- Ceiling fan with light

BEDROOM 3

- Vaulted ceiling
- Wall-to-wall carpeting
- Two windows with plantation blinds and drapery treatments
- Double closet
- Wall mounted TV excluded, bracket to remain

HALL BATH

- Marble finish ceramic tile floor
- Double vanity with solid surface top and seamless sinks, wall mounted mirrors, overhead lighting and mirrored medicine cabinet
- Tub/shower combination with ceramic tile surround, wall niche, recessed light and glass doors
- Gerber flush
- Ceiling light
- Exhaust fan

EXTERIOR

- Brick front with Hardiplank on rear walls
- Covered front Porch
- Asphalt shingle roof
- Engineered wood Deck with vinyl railings with solar lighting and access from Breakfast Room
- BBQ grill
- Deck covered concrete Patio with access from Family Room
- Professionally landscaped back yard

